

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: David Abramson, Deputy Planning and Zoning Manager

SUBJECT: Other - Master Plan

AFFECTED DISTRICT: 2

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: MSP 3-2-10, Ehlinger Apartments, 7481 Northwest 33rd Street and 3751 Northwest 74th Avenue (RM-16 and CF, RM-10 proposed). (See related items 4.20, 6.5, & 6.6)

EXECUTIVE SUMMARY: The petitioner is requesting master plan approval for a new multi-family rental community, located on the north side of Northwest 33rd Street and west of Northwest 74th Avenue. This request can be considered compatible with both existing and allowable residential uses abutting the subject property. Site Plan Committee recommended approval subject to two conditions: 1) that the applicant install stop signs to create a three-way intersection at the northeast intersection of the lake; and 2) that the Committee recommends to the Town Council that all tree mitigation money should be used on the Davie Road Extension from Stirling Road south to University Drive.

KEY POINTS:

- **The Broward County Housing Authority will operate the rental project**
- **The project includes 155 dwelling units, pool, clubhouse and rental administration offices.**
- **Three other applications are associated with this request**
- **Site Plan Committee has recommended conditions of approval**

CONCURRENCES: At the May 11, 2010 Site Plan Committee, Mr. Breslau made a motion, seconded by Mr. Engel, to approve with two conditions: 1) that the applicant install stop signs to create a three-way intersection at the northeast intersection of the lake; and 2) that the Committee recommends to the Town Council that all tree mitigation money should be used on the Davie Road Extension from Stirling Road south to University Drive.

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Planning Report

Application: MSP 3-2-10/10-86/Ehlinger Apartments
Original Report Date: 05/03/10

Revision(s): 05/20/10

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner

Name: Broward County Housing Authority
Address: 4780 North State Road 7
City: Lauderdale Lakes, Florida 33319
Phone: (954) 739-1114

Petitioner

Name: Shutts & Bowen, LLP
Address: 201 South Biscayne Boulevard, Suite 1500
City: Miami, Florida 33131
Phone: (305) 347-7821

Background Information

Request: Master plan approval

Address: 7481 Northwest 33rd Street and 3751 Northwest 74th Avenue

Location: Generally located on the north side of Northwest 33rd Street and on the west side of Northwest 74th Avenue

Future Land Use Plan Map: Residential 16 DU/Acre and Residential 10 DU/Acre

Existing Zoning: RM-16, Medium-High Dwelling District and CF, Community Facilities District (RM-10 is proposed)

Existing Use(s): Vacant (Previous multifamily development has been demolished)

Proposed Use: A multi-family rental community consisting of 155 dwelling units

Size: Consisting of two previously platted properties: 9.71 acres and 3.24 acres totaling 12.96 acres (564,661 sq. ft.)

Surrounding Properties:

	Land Use Designation	Zoning District	Current Use
North	Community Facility	CF, Community Facilities	Community Facility

South	Commercial; Residential 10 DU/Acre	B-1, Neighborhood Business; and, RM-10, Medium Density	Commercial; and, Multi-family dwellings
East	Residential 16 DU/Acre	CF, Community Facilities; RM-16, Medium-High Density	Multi-family dwellings
West	Residential 16 DU/Acre	RM-16, Medium-High Density	Multi-family dwellings

Zoning History

Related Zoning History:

Rezoning Application (ZB 9-3-93 Pem-Mar Seventh Day Adventist Church): from RM-10 Medium Density Dwelling District to CF, Community Facilities District, with a Declaration of Restrictions limiting the site to church purposes, not to include day care or child care facilities, was approved on December 15, 1993.

Previous Requests on same property:

Plat (A.J. Bendle Subdivision): this plat was recorded in Plat Book 1, Page 27, of the official records of Dade County.

Plat Application (P 9-2-93, Seventh Day Plat): with a note restricting the plat to “35,000 square feet of church use; other church related uses, such as elementary, middle, high school, preschool or day care are not permitted without approval of the Board of County Commissioners”, was approved on December 15, 1993. The plat will expire on April 7, 2003, unless a building permit for a principal building is issued, first inspection approval of said building is achieved, and water lines, sewer lines, drainage, and the rock base for internal roads are installed. This plat was later recorded in Plat Book 167, Page 45, of the official records of Broward County.

Variance Application (V 8-1-00 Pem-Mar Seventh Day Adventist Church): reducing the distance separation between houses of worship from 2,500 to 0 feet, was approved on September 22, 2000. Due to complications related to the platting process, site plan approval was not achieved prior to the expiration of the one (1) year time limit on variances.

Variance Application (V 2-2-02 Pem-Mar Seventh Day Adventist Church): reducing the distance separation between houses of worship from 2,500 to 0 feet, was approved on May 30, 2002

Plat Application (P 5-1-09, Ehlinger Apartments): this application expired and was withdrawn by staff per code.

Master Plan Application (MSP 2-2-02, Pem-Mar Seventh Day Adventist Church): this request was for a house of worship, multi-purpose hall, sabbath school and office.

Conceptual Site Plan Application (CSP 4-4-09, Ehlinger Apartments): at the May 20, 2009 Town Council meeting, this item was approved on the consent agenda.

Concurrent Requests on same property:

Rezoning Application (ZB 3-1-10, Ehlinger Apartments): this application is to rezone the subject site from CF, Community Facilities District to RM-10, Medium Density Dwelling District.

Plat Application (P 3-1-10, Ehlinger Apartments): this application is a boundary plat providing for 155 dwelling units.

Variance Application (V 3-1-10, Ehlinger Apartments): this application is a variance from Section §12-208; minimum off-street parking requirements for multiple-family based on bedroom count is a total of 350 parking spaces to provide 300 parking spaces.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (I)(6)), the RM-16, Medium-High Dwelling District is intended to implement the sixteen (16) dwelling units per acre residential classification of the Town of Davie Future land Use Plan and the residential classification of the Town of Davie Comprehensive Plan by providing for medium-high density multiple-family dwelling districts in the Town of Davie.

Land Development Code (Section 12-83 Conventional Multifamily Development Standards for RM-16, Medium-High Dwelling District, minimum lot area 2,200 sq. ft., minimum lot frontage 125', minimum yards: front is 25', side is 20' and rear is 25', maximum height is 35', maximum building ratio is 40%, and minimum distance between buildings is 20'.

Land Development Code (Section 12-24 (I)(6)), the RM-10, Medium High Dwelling District is intended to implement the ten (10) dwelling units per acre residential classification of the Town of Davie Future land Use Plan and the residential classification of the Town of Davie Comprehensive Plan by providing for medium density multiple-family dwelling districts in the Town of Davie.

Land Development Code (Section 12-83), Conventional Multifamily Development Standards for RM-10, Medium Dwelling District, minimum lot area 3,500 sq. ft., minimum lot frontage 100', minimum yards: front is 25', side is 20' and rear is 25', maximum height is 35', maximum building ratio is 40%, and minimum distance between buildings is 20'.

Land Development Code (Section 12-208(A)(8)), multi-family requirements for off-street parking.

Land Development Code (Section 12-205 (5)), requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

Land Development Code (Section 12-107(C)), site landscaping requirements for multifamily districts.

Comprehensive Plan Considerations

Planning Area:

The subject site falls within Planning Area 11. The boundaries of this planning area are Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from eight to 16 dwellings per acre. There is one

single-family residential subdivision, developed at five dwellings per acre. Housing in this area is generally in stable condition. Small commercial developments line Davie Road Extension and University Drive. The Town has potable water and wastewater treatment facilities in this planning area.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

1. Future Land Use Element, Objective 6: Consistency of Development with Comprehensive Plan, Policy 6-2: The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

1. Future Land Use Plan, Objective 19: Land Use Compatibility and Community Appearance, Policy 19-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

1. *Site:* The master plan illustrates eight L-shaped multi-family buildings. These buildings consist of 54 three-bedroom units, 95 two-bedroom units and 6 one-bedroom units. The site design locates the building frontage along main-streets with vehicular parking in the rear. Also, pedestrian pathways have been provided throughout the site connecting buildings and amenities, including a club house, tot lot, pool, lake and pocket parks.
2. *Architecture:* The buildings could be considered a modern interpretation of a Mediterranean design with barrel tile-roofs, arched breeze-ways, ornate parapets, balconies with curved guardrails, decorative molding raised relieves, and out-lookers. The exterior finish consists of smooth stucco painted walls with the following colors: “SW6341 – Red Client,” “SW6376 – Gold Coast,” “SW6385 – Dover White,” “SW6900 – Optimistic Yellow,” and “SW6420 – Queen Anne’s Lace” (walls), “white” (trim and accent).
3. *Access and Parking:* The master plan proposes vehicular access into the subject site off Northwest 33rd Street and Northwest 74th Avenue. After vehicular traffic enters, it may maneuver through two-way interior drive or parking aisles behind the multi-family buildings. Furthermore, for emergency vehicles two access points with stabilized sub-grade have been provided to Northwest 33rd Street.

The petitioner has submitted a variance request to reduce the total number of required parking from 350 to 300 spaces, this is a 14.3% reduction based on the unit type. (Refer to the petitioner’s parking study)

4. *Lighting:* The photometric plan meets Land Development Regulations and the newly adopted night sky regulations.
5. *Signage:* The master plan provides freestanding signs in the median with the name of the residential community at both entrances.
6. *Landscaping:* The landscape plan meets the minimum requirements as indicated in the code for the multi-family districts. This plan provides the necessary amount of

required trees, accent trees, native trees, shrubs and ground cover. Additionally, this plan provides planting features within small opening spaces and pocket parks between the buildings

Additionally, a tree disposition plan illustrates existing trees to be relocated on-site and mitigation for trees to be removed. This plan provides a tree preservation detail noting barriers shall be installed around the trees in order to protect them during construction.

7. *Drainage:* The master plan provides two areas to meet drainage requirements, a lake centrally located within the site and dry retention area along the eastern boundary line. The petitioner is in the process of obtaining approval from Central Broward Water Control District (CBWCD) and a preliminary review is being conducted. CBWCD approval is required prior to the final site plan approval (see petitioner's letter attached).
 8. *Trails:* The Driftwood Park Trail is located along Northwest 33rd Street right-of-way adjacent to the subject site. This trail will accommodate leisure activities to and from the subject site and will also provide access numerous Davie parks and other trails.
 9. *Local Concurrency:* As required by code, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police and Fire. The petitioner must obtain concurrency determinations from all Town departments at the time of final master plan approval.
 10. *Compatibility:* The affordable housing project can be considered compatible with both existing and allowable residential uses abutting the subject property.
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Significant Development Review Agency Comments

The following represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. Per §12-376(A), all land included within said application to the Town Council for master planned development approval shall provide evidence of unity of title or unified control agreement. A plan of common development and common ownership may also be provided either through common ownership association, condominium declarations, or other forms of ownership where unity of title does not exist for all lands covered by the master planned development approval. The petitioner shall present evidence in an agreement, that any development successors in title are bound to the approval of said master planned development.
2. Per §12-376(C), a restrictive covenant shall be provided along with said Unity of Title or Unified Control Agreement. The restrictive covenant shall provide for the maintenance of all common master plan elements, such as access drives, easements,

landscaping, irrigation, lighting, shared drainage facilities, utilities, and any other elements deemed necessary by the Town Council to ensure the proper upkeep and maintenance of said master planned development.

3. Per §12-260(4), meet the required foot-candle spillover measurements at property lines.
4. The proposed light poles and fixtures should compliment the architecture must adhere to §12-262 Night Sky Regulations by providing “full cutoff” light fixtures.
5. Per §12-242(A)(4), the freestanding shall be no closer than a distance equal to the height of the sign to any property line.

Engineering Division:

1. CBWCD approval is required prior to site plan approval.

Fire Department:

1. Provided signage stating... “Emergency Access, Compact Surface.”
2. The curb needs to be “Type RA” where the fire trucks access the compact surface area.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at Town Hall on April 8 and 19, 2010. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's site design meets the intent of the RM-16, Medium High Dwelling District and RM-10 Medium Dwelling District. The master plan is consistent with the code as it relates to access, location, size, and use. The affordable housing project will be compatible with both the Comprehensive Plan and the Future Land Use Plan.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee for further consideration.

Site Plan Committee Recommendation

At the May 11, 2010 Site Plan Committee, Mr. Breslau made a motion, seconded by Mr. Engel, to approve with two conditions: 1) that the applicant install stop signs to create a three-way intersection at the northeast intersection of the lake; and 2) that the Committee recommends to the Town Council that all tree mitigation money should be used on the Davie Road Extension from Stirling Road south to University Drive.

Town Council Action

Exhibits

1. Petitioner's Letter of Intent
2. 1,000' Mail-out Radius Map
3. 1,000' Mail-out
4. Public Participation Notice
5. Public Participation Sign-in Sheets
6. Public Participation Report
7. Petitioner's Letter regarding CBWCD
8. Petitioner's Parking Study
9. Land Use Map
10. Zoning Map

Prepared by: _____
Reviewed by: _____

File Location:

X:\0_Dev Review\Development Applications\Applications\MSP_Master Site Plan\MSP_10\MSP_3-2-10_Ehlinger_Apartments

**SHUTTS
&
BOWEN
LLP**

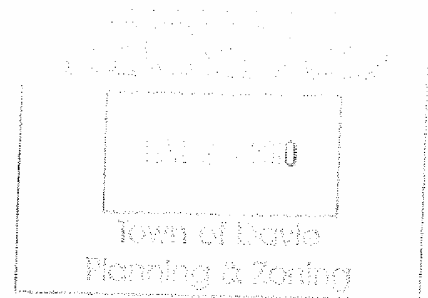
RYAN D. BAILINE
Member Florida, District of Columbia
& New Jersey Bar
(305) 347-7354 Direct Telephone
(305) 347-7821 Direct Facsimile

E-MAIL ADDRESS:
rbailine@shutts.com

March 23, 2010

VIA HAND DELIVERY

Mr. David Abramson
Deputy Planning and Zoning Manager
Town of Davie
Planning and Zoning Division
6591 Orange Drive
Davie, FL 33314-3399



**Re: Ehlinger Apartments: Master Planned Development Application
("Application")**

Dear David:

Our firm represents Ehlinger Apartments Development, LLC ("Ehlinger") and the Broward County Housing Authority ("BCHA") (collectively, "Applicants") in connection with the development of the Ehlinger Apartment Affordable Housing Community ("Project") in the Town of Davie ("Town"). BCHA is the owner of the parcels on which the Project will be located and Ehlinger is their development partner. Ehlinger has developed over 45 quality affordable housing communities throughout Florida, including Tallman Pines, which was also done through a partnership with BCHA. As more fully detailed below, we are submitting our site plan for Master Planned Development approval, together with a parking variance and rezoning applications.

Introduction:

This Letter of Intent is intended to provide you and your staff with a summary of the Project, including the required land use approvals and zoning entitlements. It is important to note that the Project will bring approximately \$28,000,000.00 in new construction activity to the Town and will create more than 350 local construction jobs. Once complete, the Project will add one hundred fifty five (155) new apartment units to the tax rolls. Based on our prior discussions and meetings, the Applicants and their design team will be working closely with you and your staff over the next several months to meet our required permit deadline of October 1, 2010; the

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MIAMI FORT LAUDERDALE WEST PALM BEACH ORLANDO TAMPA TALLAHASSEE AMSTERDAM

Mr. David Abramson
March 23, 2010
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date we need a building permit in hand to move forward with construction. Similar to Tallman Pines, the Applicants will be seeking to have the Project LEED certified. Although we are working under severe time constraints to get the Project approved and permitted, we are hopeful the Town will work with the Applicants to get to the finish line.

Plat:

The Project is comprised of two adjacent parcels of land. The larger parcel is located at 7481 NW 33rd Street (ID number 5141-03-01-0150) and contains approximately 9.8 acres (the "AJ Bendles Property"). That parcel is part of the A J Bendles Subdivision recorded in Plat Book 1, Page 27 of the Miami-Dade County Public Records. The second parcel is located on the Northeast side of the AJ Bendles Property and contains approximately 3.25. It is assigned ID number 5141-03-71-0020 (the "Cousins Property"). The plat of the Cousins Property was recorded in Plat Book 167, Page 45 of the Public Records of Broward County. In order to develop the Project, the parcels will be replatted as a single tract of land. On March 19, 2010, the Applicants submitted a Plat Application to re-plate the AJ Bendles Property and Cousins Property which plat will be known as "Ehlinger Apartments." A stamped copy of the Plat Application is enclosed for your ease of reference.

Site Plan Approval:

The AJ Bendles Property previously contained one hundred (100) affordable housing units. In anticipation of developing the Project, those units were removed. Enclosed please find copies of the demolition permits. This Application is intended to increase the quantity and quality of affordable housing in the Town. The Project will contain one hundred fifty five (155) affordable housing units with a unit mix of 1, 2 and 3 bedroom apartments. The Project will also contain passive and active recreational amenities for residents, including a club house, tennis courts, a pool and playground facilities with handicapped accessible equipment. Other features of the Project include a one-half acre water feature and substantial amounts of internal green space.

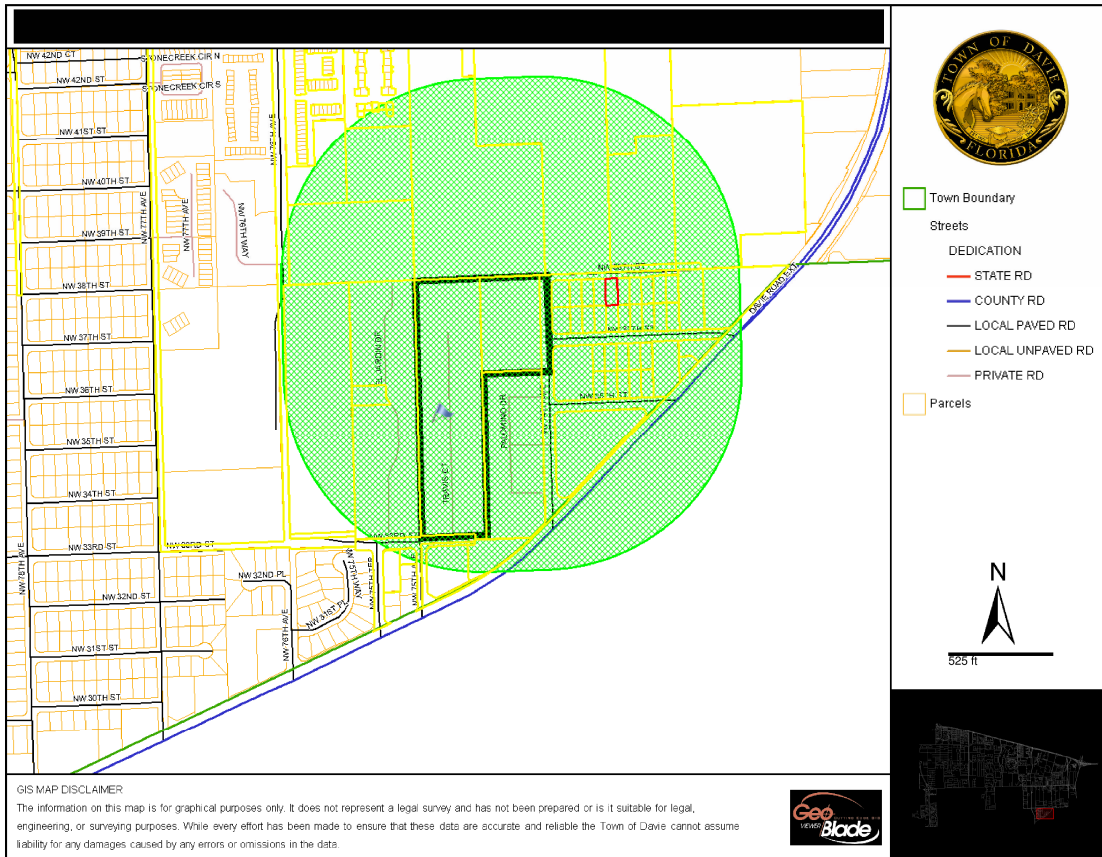
Rezoning:

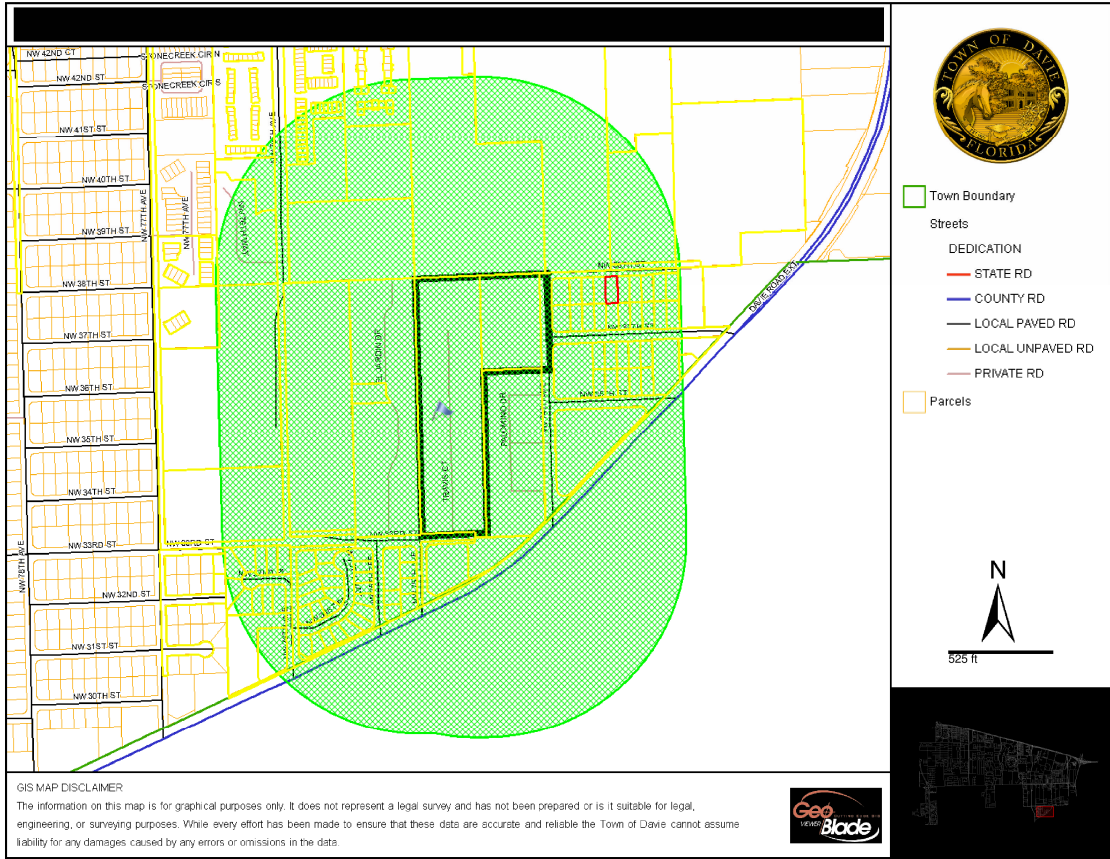
The AJ Bendles Property is zoned RM-16 and is designated Residential 16 DU/AC on the Future Land Use Map ("FLUM") contained in the Town's Comprehensive Plan. The RM-16 zoning permits multifamily residential development at a density of 16 units per acre. The Cousins Property is currently zoned Community Facilities ("CF") and is designated Residential 10 DU/AC on the FLUM. The CF zoning designation does not permit multifamily residential uses. In order to develop the Project, the Cousins Property will need to be rezoned. Concurrent with this Application, the Applicants are submitting an application to rezone the Cousins Property to RM-10, which will allow 32 dwelling units to be built on that site. The rezoning request is consistent with the future land use designation of the Cousins Parcel on the FLUM.

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FOLIO_NUMB	NAME_LINE	ADDRESS_L1	ADDRESS_1
514103010090	DAVIE LIGHTPOINT APARTMENTS LLC	10751 SW 30 PL	DAVIE FL33328
514103330010	PLAZA 7601 LLC	11002 NW SOUTH RIVER DR	MEDLEY FL33178
514103330030	PLAZA 7601 LLC	11002 NW SOUTH RIVER DR	MEDLEY FL33178
514103740020	BROWARD COUNTY	115 S ANDREWS AVE ROOM 326	FORT LAUDERDALE FL33301
514103660100	GIMENO,LUCAS	11910 SW 9TH CT	DAVIE FL33325
514103660080	SMALL,ANTHIA	121 JACKSON DR	STOCKBRIDGE GA30281
514103270200	HAMMEL,SONIA K &	13300 SW 26TH ST	DAVIE FL33325
514103580030	ROMEU,NURY	15337 SW 40 ST	DAVIE FL33331
514103350010	MACHI CORPORATION	1552 LANTANA DR	WESTON FL33326
514103010070	GALAXY SKATEWAY L C	16900 S DIXIE HWY	MIAMI FL33157
514103270280	HOFFMAN,GORDON	17355 SW 8TH ST	PEMBROKE PINES FL33029
514103270270	HOFFMAN,GORDON	17355 SW 8TH ST	PEMBROKE PINES FL33029
514103270140	MORGAN,CHERYL	19 SAUPE DRIVE	MANALAPAN NJ07726
514103190130	BOYD,PATRICK	20411 NW 4 AVE	PEMBROKE PINES FL33029
514103190120	BOYD,PATRICK	20411 NW 4 AVE	PEMBROKE PINES FL33029
514103190110	BOYD,PATRICK	20411 NW 4 AVE	PEMBROKE PINES FL33029
514103190100	BOYD,PATRICK	20411 NW 4 AVE	PEMBROKE PINES FL33029
514103270160	MYERS,HERBY	2050 NW 193 TER	MIAMI GARDENS FL33056
514103270150	MYERS,HERBY	2050 NW 193 TER	MIAMI GARDENS FL33056
514103010130	WONG,NIAN ZHENG & YING	2712 S UNIVERSITY DR	DAVIE FL33328
514103270030	WALLACE,IVAN & MOLLY	2838 SW 177 AVE	MIRAMAR FL33023
514103010110	ALI,JAFFER C	3021 SW 186 TER	MIRAMAR FL33029
514103340010	ALI,JAFFER C	3021 SW 186 TER	MIRAMAR FL33029
514103750020	MONTANEZ,JEFFREY &	3133 NW 76 AVE	DAVIE FL33024
514103750070	FOX,TIFFANY	3151 NW 75 WAY	DAVIE FL33024
514103750210	LEWIS,ANNETTE &	3167 NW 76 AVE	DAVIE FL33024
514103750080	OLIVER,SHEILA	3177 NW 75 WAY	DAVIE FL33024
514103750160	VELEZ,SARA	3178 NW 75 WAY	DAVIE FL33024
514103750220	THOMAS,CYNTHIA B	3199 NW 76 AVE	DAVIE FL33024
514103750090	GRIFFIN,TERRI	3203 NW 75 WAY	DAVIE FL33024
514103750150	ROSS,ANITRA	3204 NW 75 WAY	DAVIE FL33024
514103750100	FORD,LILLIAN	3229 NW 75 WAY	DAVIE FL33024
514103750140	FORBES,CHARLES & LINDA	3230 NW 76 WAY	DAVIE FL33024
514103750110	BROWN,SHONTA	3255 NW 75 WAY	DAVIE FL33024
514103750120	SCOTT,TONYA	3281 NW 75 WAY	DAVIE FL33024
514103750130	NUNEZ,RAUL	3282 NW 75 WAY	DAVIE FL33024
514103580210	SCHNUTE,JUSTIN C	3330 SW 17 STREET	FT LAUDERDALE FL33312
514103750230	HABITAT FOR HUMANITY OF BROWARD	3564 N OCEAN BLVD	FORT LAUDERDALE FL33308
514103270130	SHEPPARD,JAMES	4 ABBOTT WAY	OAKLAND CA94618
514103270080	KENNETH E JR & CAROL M PENNY TR	4012 KARA CT	HERMITAGE PA16148
514103010095	KENNETH E JR & CAROL M PENNY TR	4012 KARA CT	HERMITAGE PA16148
514103270070	KENNETH E JR & CAROL M PENNY TR	4012 KARA CT	HERMITAGE PA16148
514103580130	HILEMAN,JOSHUA E &	412 NE JULIA CT	JENSEN BEACH FL34957
514103580010	SOSA,NORALBA	4195 NW 76 AVE	DAVIE FL33024
514103580020	GOODWIN,GERALD J & PATRICIA B	4197 NW 76 AVE	DAVIE FL33024
514103580040	KNAPP,ROBERT L	4201 NW 76TH AVE	DAVIE FL33024
514103580050	BAENEN,WAYNE G & MABEL SANCHEZ	4203 NW 76 AVE	DAVIE FL33024
514103580060	PATERNINA,CARMEN	4205 NW 76 AVE	DAVIE FL33024
514103580070	BERNING,GERALD L & DIANA	4207 NW 76 AVE	DAVIE FL33024
514103580080	BENNER,ELLEN	4209 NW 76 AVE	DAVIE FL33024
514103580090	MIRANDA,JUAN A	4211 NW 76 AVE	DAVIE FL33024
514103580100	SAN JUAN,FRANCISCO M	4213 NW 76 AVE	DAVIE FL33024
514103580110	MCCAMBRIDGE,DAVID E & SHEILA J	4215 NW 76TH AVE	DAVIE FL33024
514103580120	ROZENFELD,NATALIE	4217 NW 76 AVE	DAVIE FL33024
514103580160	KULINSKY,RYAN S	4225 NW 76 AVE	DAVIE FL33024
514103580170	OZTURK,AHMET	4227 NW 76TH AVE	DAVIE FL33024
514103580180	ANSELMO,ZAYAS,SAMUEL & MARIA E	4229 NW 76 AVE	DAVIE FL33024
514103580190	CRUZ,GEORGE & YAQUELINE	4231 NW 76 AVE	DAVIE FL33024
514103580200	BENNETT,EDWARD F	4233 NW 76 AVE	DAVIE FL33024
514103580220	HOFFMEISTER,LUZ ESTELA	4237 NW 76 AVE	DAVIE FL33024
514103270260	BAILEY,JAMES	4301 SW 77 AVENUE	DAVIE FL33328
514103270250	BAILEY,E L	4301 SW 77TH AVE	DAVIE FL33328
514103270290	BAILEY,MODENA	4301 SW 77TH AVE	DAVIE FL33328
514103430010	STIRLING APARTMENTS ASSOC LTD	433 E LAS COLINAS BLVD STE 980	IRVING TX75039
514103390010	STIRLING APARTMENTS ASSOC LTD	433 E LAS COLINAS BLVD STE 980	IRVING TX75039
514103010092	KLEINMAN,RABIN,SILVIA	4342 BERLIN AVE	STUDIO CITY CA91604
514103010150	BROWARD COUNTY HOUSING AUTHORITY	4780 N STATE ROAD 7	LAUDERDALE LAKES FL33319
514103710020	BROWARD COUNTY HOUSING AUTHORITY	4780 N STATE ROAD 7	LAUDERDALE LAKES FL33319
514103580540	STIRLING POINTE HOMEOWNERS ASSN	4801 S UNIVERSITY DR #132	DAVIE FL33328
514103660070	PACE,KEITH W & SYLVIA C	4855 SW 66 WAY	DAVIE FL33314
514103270220	JOHNSON,ERIC	50 MENORES AVE #530	CORAL GABLES FL33134
514103270210	JOHNSON,MELANIE	50 MENORES AVE #530	CORAL GABLES FL33134
514103190070	N & D HOLDING INC	5310 W STATE RD 84	DAVIE FL33314
514103270170	SEMINOLE ACQUISITION CORP	5709 NW 158 ST BLDG 46	MIAMI LAKES FL33014
514103290020	SEMINOLE ACQUISITION CORP	5709 NW 158 ST BLDG 46	MIAMI LAKES FL33014
514103010221	COLONIAL VILLAGE APTS LLC	600 MAMARONECK AVE	HARRISON NY10528
514103010210	COLONIAL VILLAGE APTS LLC	600 MAMARONECK AVE 5TH FLR	HARRISON NY10528
514103270090	VENDRYES,NORMAN &	6226 SW 191 AVE	PEMBROKE PINES FL33332
514103270110	VENDRYES,DAWN &	6226 SW 191 AVE	PEMBROKE PINES FL33332
514103270020	SKARIA,PAUL C & RITA P	6383 NW 62 TER	PARKLAND FL33067
514103190140	BOYD,LAURENCE	6400 HOLLYWOOD BLVD	HOLLYWOOD FL33024
514103190150	BOYD,LAURENCE	6400 HOLLYWOOD BLVD	HOLLYWOOD FL33024
514103010211	TOWN OF DAVIE	6591 ORANGE DR	DAVIE FL33314
514103010093	TOWN OF DAVIE	6591 ORANGE DR	DAVIE FL33314
514103570020	TOWN OF DAVIE	6591 ORANGE DR	DAVIE FL33314
514103570010	TOWN OF DAVIE	6591 ORANGE DR	DAVIE FL33314
514103530010	TOWN OF DAVIE	6591 ORANGE DR	DAVIE FL33314
514103010170	TOWN OF DAVIE	6591 ORANGE DR	DAVIE FL33314
514103270120	SUKHLALL,RADESH &	6807 NW 77 ST	TAMARAC FL33321
514103270050	NBT HOLDINGS COMPANY	6840 NW 5 CT	PLANTATION FL33317
514103270060	NBT HOLDINGS COMPANY	6840 NW 5 CT	PLANTATION FL33317
514103270040	NBT HOLDINGS COMPANY	6840 NW 5 CT	PLANTATION FL33317
514103270100	SUKHLALL,MUNESHWAR &	6980W 28 ST	MIRAMAR FL33023
514103270240	WHITE,EVERALD G	7320 NW 37 ST #4	DAVIE FL33024
514103270230	RANGER,MARCEL	7330 NW 37 ST #4	DAVIE FL33024
514103010230	CSVT	740 BLUEBIRD LANE	PLANTATION FL33324
514103740010	ROM INVESTMENTS LLC	7485 DAVIE ROAD	DAVIE FL33024
514103750060	COLEY,JENNIFER	7504 NW 31 PL	DAVIE FL33024
514103750050	BARNETT,JUDITH	7520 NW 31 PL	DAVIE FL33024
514103750170	JOHNSON,LINDA G	7521 NW 31 PLACE	DAVIE FL33024
514103750040	MERCED,CASILDA	7536 NW 31 PL	DAVIE FL33024
514103270010	WINT,MICHAEL	7540 KISMET ST	MIRAMAR FL33023
514103750030	ORTEGA,VILMA I	7552 NW 31 PLACE	DAVIE FL33024
514103BD0160	FOX,GAYLE W	7552 STIRLING RD #109	DAVIE FL33024
514103BD0170	JOSEPH,ANN	7552 STIRLING RD #110	DAVIE FL33024
514103750180	ZACKERY,TAMARA	7553 NW 31 PLACE	DAVIE FL33024
514103BD0010	ZELLER,JANET LE	7554 STIRLING RD #101	DAVIE FL33024
514103BD0150	MANNETTA,SUZANNE	7554 STIRLING RD #102	DAVIE FL33024

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514103BD0020	MANNETTA,SUZANNE	7554 STIRLING RD #102	DAVIE	FL33024
514103BD0030	NEILSON,AUDREY E EST	7554 STIRLING RD #103	DAVIE	FL33024
514103BD0040	AGNEW,KELLY L	7554 STIRLING RD #104	DAVIE	FL33024
514103BD0050	SULLIVAN,PATRICIA	7554 STIRLING RD #105	DAVIE	FL33024
514103BD0060	BALDWIN,MARK WILLIAM	7554 STIRLING RD #106	HOLLYWOOD	FL33024
514103BD0070	FRANCIS,ROBERT E	7554 STIRLING ROAD #107	DAVIE	FL33024
514103BD0390	MISIAK,BARBARA A	7556 STIRLING RD #123	DAVIE	FL33024
514103BD0400	LANG,STEVEN H &	7556 STIRLING RD #124	DAVIE	FL33024
514103BD0410	SAEZ,NORBERTO JR	7556 STIRLING RD #125	DAVIE	FL33024
514103750020	LITTLES,RUTHIE M	7568 NW 31 PL	DAVIE	FL33024
514103750010	BALOM,VALERIE	7584 NW 31 PL	DAVIE	FL33024
514103750190	CEASAR,NAKOLL	7585 NW 31 PL	DAVIE	FL33024
514103660010	FERRAND,ANGELO	7610 NW 32 PL	DAVIE	FL33314
514103AH0960	FIGUEIREDO,CALEB J	7610 STIRLING RD #108G	DAVIE	FL33024
514103AH0950	FERNANDEZ,MARIO E &	7610 STIRLING RD APT G107	DAVIE	FL33024
514103660090	SALINAS,PERLA	7615 NW 32 PL	DAVIE	FL33024
514103660020	HERNANDEZ,MIRIAM	7620 NW 32 PL	DAVIE	FL33024
514103660030	TELLIS,ERNESTINE	7630 NW 32 PL	DAVIE	FL33024
514103660040	ARINN,MARINEIDE A & RICHARD	7640 NW 32 PL	HOLLYWOOD	FL33024
514103660060	RIVERA,CAROLYN	7645 NW 32 PL	DAVIE	FL33024
514103660050	BURKE,VICKY	7650 NW 32 PL	DAVIE	FL33024
514103240050	BODE,JOHN F JR & CAROLINE B	7650 NW 33 ST	DAVIE	FL33024
514103240060	PEREZ,JENNY 1/2 INT	7651 NW 32 ST	DAVIE	FL33024
514103400011	SUNDANCE ON STIRLING	801 HOLLY LN	PLANTATION	FL33317
514103010249	SUNDANCE ON STIRLING HOMEOWNERS	801 HOLLY LN	PLANTATION	FL33317
514103290010	SCHLICHTE,RAY	815 NW 7 ST	DANIA BEACH	FL33004
514103010091	RON-BAR PROPERTIES INC	908 SW 3 AVE	HALLANDALE BEACH	FL33009
514103010061	CONQUISTADOR APARTMENTS LLC	9150 SW 87 AVE STE 205	MIAMI	FL33176
514103010200	ARCHDIOCESE OF MIAMI	9401 BISCAYNE BLVD	MIAMI SHORES	FL33138
514103470010	FLA POWER & LIGHT CO	PO BOX 14000	JUNO BEACH	FL33408
514103010094	CITY SHOPPING CENTERS LLC	PO BOX 840306	PEMBROKE PINES	FL33084

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RNUM	ADDRESS 1	ADDRESS 2	C. S. Z	HABITABLE
51-41-03-01-0770	7485 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-AB-0010	3340 ALPINE DR	UNIT 101	DAVIE FL 33024	Y
51-41-03-AB-0020	3340 ALPINE DR	UNIT 102	DAVIE FL 33024	Y
51-41-03-AB-0030	3340 ALPINE DR	UNIT 103	DAVIE FL 33024	Y
51-41-03-AB-0040	3340 ALPINE DR	UNIT 104	DAVIE FL 33024	Y
51-41-03-AB-0050	3340 ALPINE DR	UNIT 105	DAVIE FL 33024	Y
51-41-03-AB-0060	3340 ALPINE DR	UNIT 106	DAVIE FL 33024	Y
51-41-03-AB-0070	3340 ALPINE DR	UNIT 107	DAVIE FL 33024	Y
51-41-03-AB-0080	3340 ALPINE DR	UNIT 108	DAVIE FL 33024	Y
51-41-03-AB-0090	3340 ALPINE DR	UNIT 109	DAVIE FL 33024	Y
51-41-03-AB-0100	3340 ALPINE DR	UNIT 110	DAVIE FL 33024	Y
51-41-03-AB-0110	3340 ALPINE DR	UNIT 201	DAVIE FL 33024	Y
51-41-03-AB-0120	3340 ALPINE DR	UNIT 202	DAVIE FL 33024	Y
51-41-03-AB-0130	3340 ALPINE DR	UNIT 203	DAVIE FL 33024	Y
51-41-03-AB-0140	3340 ALPINE DR	UNIT 204	DAVIE FL 33024	Y
51-41-03-AB-0150	3340 ALPINE DR	UNIT 205	DAVIE FL 33024	Y
51-41-03-AB-0160	3340 ALPINE DR	UNIT 206	DAVIE FL 33024	Y
51-41-03-AB-0170	3340 ALPINE DR	UNIT 207	DAVIE FL 33024	Y
51-41-03-AB-0180	3340 ALPINE DR	UNIT 208	DAVIE FL 33024	Y
51-41-03-AB-0190	3340 ALPINE DR	UNIT 209	DAVIE FL 33024	Y
51-41-03-AB-0200	3340 ALPINE DR	UNIT 210	DAVIE FL 33024	Y
51-41-03-AB-0210	3340 ALPINE DR	UNIT 301	DAVIE FL 33024	Y
51-41-03-AB-0220	3340 ALPINE DR	UNIT 302	DAVIE FL 33024	Y
51-41-03-AB-0230	3340 ALPINE DR	UNIT 303	DAVIE FL 33024	Y
51-41-03-AB-0240	3340 ALPINE DR	UNIT 304	DAVIE FL 33024	Y
51-41-03-AB-0250	3340 ALPINE DR	UNIT 305	DAVIE FL 33024	Y
51-41-03-AB-0260	3340 ALPINE DR	UNIT 306	DAVIE FL 33024	Y
51-41-03-AB-0270	3340 ALPINE DR	UNIT 307	DAVIE FL 33024	Y
51-41-03-AB-0280	3340 ALPINE DR	UNIT 308	DAVIE FL 33024	Y
51-41-03-AB-0290	3340 ALPINE DR	UNIT 309	DAVIE FL 33024	Y
51-41-03-AB-0300	3340 ALPINE DR	UNIT 310	DAVIE FL 33024	Y
51-41-03-AA-0010	3350 ALPINE DR	UNIT 101	DAVIE FL 33024	Y
51-41-03-AA-0020	3350 ALPINE DR	UNIT 102	DAVIE FL 33024	Y
51-41-03-AA-0030	3350 ALPINE DR	UNIT 103	DAVIE FL 33024	Y
51-41-03-AA-0040	3350 ALPINE DR	UNIT 104	DAVIE FL 33024	Y
51-41-03-AA-0050	3350 ALPINE DR	UNIT 105	DAVIE FL 33024	Y
51-41-03-AA-0060	3350 ALPINE DR	UNIT 106	DAVIE FL 33024	Y
51-41-03-AA-0070	3350 ALPINE DR	UNIT 107	DAVIE FL 33024	Y
51-41-03-AA-0080	3350 ALPINE DR	UNIT 108	DAVIE FL 33024	Y
51-41-03-AA-0090	3350 ALPINE DR	UNIT 109	DAVIE FL 33024	Y
51-41-03-AA-0100	3350 ALPINE DR	UNIT 110	DAVIE FL 33024	Y
51-41-03-AA-0110	3350 ALPINE DR	UNIT 201	DAVIE FL 33024	Y
51-41-03-AA-0120	3350 ALPINE DR	UNIT 202	DAVIE FL 33024	Y
51-41-03-AA-0130	3350 ALPINE DR	UNIT 203	DAVIE FL 33024	Y
51-41-03-AA-0140	3350 ALPINE DR	UNIT 204	DAVIE FL 33024	Y
51-41-03-AA-0150	3350 ALPINE DR	UNIT 205	DAVIE FL 33024	Y
51-41-03-AA-0160	3350 ALPINE DR	UNIT 206	DAVIE FL 33024	Y
51-41-03-AA-0170	3350 ALPINE DR	UNIT 207	DAVIE FL 33024	Y
51-41-03-AA-0180	3350 ALPINE DR	UNIT 208	DAVIE FL 33024	Y
51-41-03-AA-0190	3350 ALPINE DR	UNIT 209	DAVIE FL 33024	Y
51-41-03-AA-260	3350 ALPINE DR	UNIT 210	DAVIE FL 33024	Y
51-41-03-AA-0210	3350 ALPINE DR	UNIT 301	DAVIE FL 33024	Y
51-41-03-AA-0220	3350 ALPINE DR	UNIT 302	DAVIE FL 33024	Y
51-41-03-AA-0230	3350 ALPINE DR	UNIT 303	DAVIE FL 33024	Y
51-41-03-AA-0240	3350 ALPINE DR	UNIT 304	DAVIE FL 33024	Y
51-41-03-AA-0250	3350 ALPINE DR	UNIT 305	DAVIE FL 33024	Y
51-41-03-AA-0260	3350 ALPINE DR	UNIT 306	DAVIE FL 33024	Y
51-41-03-AA-0270	3350 ALPINE DR	UNIT 307	DAVIE FL 33024	Y
51-41-03-AA-0280	3350 ALPINE DR	UNIT 308	DAVIE FL 33024	Y
51-41-03-AA-0290	3350 ALPINE DR	UNIT 309	DAVIE FL 33024	Y
51-41-03-AA-0300	3350 ALPINE DR	UNIT 310	DAVIE FL 33024	Y
----	3501 DAVIE ROAD EXT		DAVIE FL 33024	N
51-41-03-01-0130	3699 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-01-0070	3737 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-0010	7331 DAVIE ROAD EXT		DAVIE FL 33024	Y
----	7331 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-0010	7341 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-001	7343 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-0010	7351 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-0010	7375 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-00	7379 DAVIE ROAD EXT		DAVIE FL 33024	Y
----	7381 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-0010	7387 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-0010	7391 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-0010	7397 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-0010	7397 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-0010	7397 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-0010	7399 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-33-0030	7601 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-33-0030	7605 DAVIE ROAD EXT	UNIT 7607	DAVIE FL 33024	Y
51-41-63-33-0030	7617 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-33-0030	7621 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03--	7623 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-29-024	3300 EL JARDIN DR		DAVIE FL 33024	Y
51-41-03-29-021	3316 EL JARDIN DR		DAVIE FL 33024	Y
51-41-03-29-014	3355 EL JARDIN DR	UNIT 2	DAVIE FL 33024	Y
51-41-03-29-014	3355 EL JARDIN DR	UNIT 4	DAVIE FL 33024	Y
51-41-03-BH-0130	7300 STIRLING RD	UNIT 13	DAVIE FL 33024	N
51-41-03-BH-0140	7300 STIRLING RD	UNIT 14	DAVIE FL 33024	N
51-41-03-BH-0150	7300 STIRLING RD	UNIT 15	DAVIE FL 33024	N
51-41-03-BH-0160	7300 STIRLING RD	UNIT 16	DAVIE FL 33024	N
51-41-03-01-002	7330 STIRLING RD		DAVIE FL 33024	Y
51-41-03-39-0010	7340 STIRLING RD		DAVIE FL 33024	Y
51-41-03-39-0010	7350 STIRLING RD		DAVIE FL 33024	Y
51-41-03-43-0010	7360 STIRLING RD		DAVIE FL 33024	Y
----	7370 STIRLING RD		DAVIE FL 33024	Y
51-41-03-43-0010	7380 STIRLING RD		DAVIE FL 33024	Y
----	7400 STIRLING RD		DAVIE FL 33024	N
----	7400 STIRLING RD	UNIT 114	DAVIE FL 33024	Y
50-41-30-01-0061	7400 STIRLING RD	UNIT 1723	DAVIE FL 33024	Y
50-41-30-01-0061	7400 STIRLING RD	UNIT 1725	DAVIE FL 33024	Y
51-41-03-01-0200	7450 STIRLING RD	UNIT L	DAVIE FL 33024	Y
51-41-03-00-1020	7450 STIRLING RD	UNIT H	DAVIE FL 33024	Y
51-41-03-01-0200	7460 STIRLING RD		DAVIE FL 33024	N
51-41-03-01-0210	7550 STIRLING RD		DAVIE FL 33024	Y
51-41-03-01-021	7550 STIRLING RD		DAVIE FL 33024	Y
51-41-03-01-021	7550 STIRLING RD		DAVIE FL 33024	Y
51-41-03-01-021	7550 STIRLING RD		DAVIE FL 33024	Y

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	7550 STIRLING RD	UNIT B 118	DAVIE FL 33024 Y
	7550 STIRLING RD	UNIT 105B	DAVIE FL 33024 Y
	7550 STIRLING RD	UNIT 107A	DAVIE FL 33024 Y
51-41-03-BD-0130	7550 STIRLING RD	UNIT 206	DAVIE FL 33024 Y
51-41-03-BD-0190	7552 STIRLING RD	UNIT 112	DAVIE FL 33024 Y
	7552 STIRLING RD	UNIT 113	DAVIE FL 33024 Y
51-41-03-BD-0310	7552 STIRLING RD	UNIT 215	DAVIE FL 33024 Y
51-41-03-42-001	7554 STIRLING RD		DAVIE FL 33024 Y
51-41-03-BD-0010	7554 STIRLING RD	UNIT 101	DAVIE FL 33024 Y
51-41-03-BD-0020	7554 STIRLING RD	UNIT 102	DAVIE FL 33024 Y
51-41-03-BD-0030	7554 STIRLING RD	UNIT 103	DAVIE FL 33024 Y
51-41-03-BD-0040	7554 STIRLING RD	UNIT 104	DAVIE FL 33024 Y
51-41-03-BD-0050	7554 STIRLING RD	UNIT 105	DAVIE FL 33024 Y
51-41-03-BD-0060	7554 STIRLING RD	UNIT 106	DAVIE FL 33024 Y
51-41-03-BD-0070	7554 STIRLING RD	UNIT 107	DAVIE FL 33024 Y
51-41-03-BD-0150	7554 STIRLING RD	UNIT 108	DAVIE FL 33024 Y
51-41-03-BD-0170	7554 STIRLING RD	UNIT 110	DAVIE FL 33024 Y
51-41-03-BD-0190	7554 STIRLING RD	UNIT 112	DAVIE FL 33024 Y
51-41-03-BD-0200	7554 STIRLING RD	UNIT 113	DAVIE FL 33024 Y
51-41-03-BD-0210	7554 STIRLING RD	UNIT 114	DAVIE FL 33024 Y
51-41-03-BD-0220	7554 STIRLING RD	UNIT 115	DAVIE FL 33024 Y
51-41-03-BD-0230	7554 STIRLING RD	UNIT 116	DAVIE FL 33024 Y
51-41-03-BD-0330	7554 STIRLING RD	UNIT 117	DAVIE FL 33024 Y
51-41-03-BD-0340	7554 STIRLING RD	UNIT 118	DAVIE FL 33024 Y
51-41-03-BD-0350	7554 STIRLING RD	UNIT 119	DAVIE FL 33024 Y
51-41-03-BD-0360	7554 STIRLING RD	UNIT 120	DAVIE FL 33024 Y
51-41-03-BD-0370	7554 STIRLING RD	UNIT 121	DAVIE FL 33024 Y
51-41-03-BD-0380	7554 STIRLING RD	UNIT 122	DAVIE FL 33024 Y
51-41-03-BD-0400	7554 STIRLING RD	UNIT 124	DAVIE FL 33024 Y
51-41-03-BD-0410	7556 STIRLING RD	UNIT 125	DAVIE FL 33024 Y
51-41-03-BD-0080	7554 STIRLING RD	UNIT 201	DAVIE FL 33024 Y
51-41-03-BD-0090	7554 STIRLING RD	UNIT 202	DAVIE FL 33024 Y
51-41-03-BD-0100	7554 STIRLING RD	UNIT 203	DAVIE FL 33024 Y
51-41-03-BD-0110	7554 STIRLING RD	UNIT 204	DAVIE FL 33024 Y
51-41-03-BD-0120	7554 STIRLING RD	UNIT 205	DAVIE FL 33024 Y
51-41-03-BD-0140	7554 STIRLING RD	UNIT 207	DAVIE FL 33024 Y
51-41-03-BD-0270	7554 STIRLING RD	UNIT 211	DAVIE FL 33024 Y
51-41-03-BD-0280	7554 STIRLING RD	UNIT 212	DAVIE FL 33024 Y
51-41-03-BD-0290	7554 STIRLING RD	UNIT 213	DAVIE FL 33024 Y
51-41-03-BD-0300	7554 STIRLING RD	UNIT 214	DAVIE FL 33024 Y
51-41-03-BD-0310	7554 STIRLING RD	UNIT 215	DAVIE FL 33024 Y
51-41-03-BD-0320	7554 STIRLING RD	UNIT 216	DAVIE FL 33024 Y
51-41-03-BD-0420	7554 STIRLING RD	UNIT 217	DAVIE FL 33024 Y
51-41-03-BD-0430	7554 STIRLING RD	UNIT 218	DAVIE FL 33024 Y
51-41-03-BD-0440	7554 STIRLING RD	UNIT 219	DAVIE FL 33024 Y
51-41-03-BD-0450	7554 STIRLING RD	UNIT 220	DAVIE FL 33024 Y
51-41-03-BD-0460	7554 STIRLING RD	UNIT 221	DAVIE FL 33024 Y
51-41-03-BD-0470	7554 STIRLING RD	UNIT 222	DAVIE FL 33024 Y
51-41-03-BD-0480	7554 STIRLING RD	UNIT 223	DAVIE FL 33024 Y
51-41-03-BD-0500	7554 STIRLING RD	UNIT 225	DAVIE FL 33024 Y
51-41-03-BD-0490	7556 STIRLING RD	UNIT 224	DAVIE FL 33024 Y
----	7556 STIRLING RD	UNIT 225	DAVIE FL 33024 Y
51-41-03-01-0221	7580 STIRLING RD		DAVIE FL 33024 Y
51-41-03-01-0210	7580 STIRLING RD		DAVIE FL 33024 Y
----	7580 STIRLING RD	UNIT 119	DAVIE FL 33024 Y
----	7580 STIRLING RD	UNIT 221	DAVIE FL 33024 Y
51-41-03-01-0211	7580 STIRLING RD	UNIT 1	DAVIE FL 33024 Y
51-41-03-AH-0010	7610 STIRLING RD	UNIT 101A	DAVIE FL 33024 Y
51-41-03-AH-0330	7610 STIRLING RD	UNIT 101C	DAVIE FL 33024 Y
51-41-03-AH-0750	7610 STIRLING RD	UNIT 101F	DAVIE FL 33024 Y
51-41-03-AH-0020	7610 STIRLING RD	UNIT 102A	DAVIE FL 33024 Y
51-41-03-AH-0180	7610 STIRLING RD	UNIT 102B	DAVIE FL 33024 Y
51-41-03-AH-0340	7610 STIRLING RD	UNIT 102C	DAVIE FL 33024 Y
51-41-03-AH-0050	7610 STIRLING RD	UNIT 103A	DAVIE FL 33024 Y
51-41-03-AH-0350	7610 STIRLING RD	UNIT 103C	DAVIE FL 33024 Y
51-41-03-AH-0040	7610 STIRLING RD	UNIT 104A	DAVIE FL 33024 Y
51-41-03-AH-0200	7610 STIRLING RD	UNIT 104B	DAV

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51-41-03-29-0130	7521 NW 33 ST	UNIT L	DAVIE FL 33024	Y
51-41-03-29-0140	7521 NW 33 ST	UNIT M	DAVIE FL 33024	Y
51-41-03-29-0150	7521 NW 33 ST	UNIT N	DAVIE FL 33024	Y
51-41-03-29-0180	7521 NW 33 ST	UNIT Q	DAVIE FL 33024	Y
51-41-03-29-0190	7521 NW 33 ST	UNIT R	DAVIE FL 33024	Y
51-41-03-29-0200	7521 NW 33 ST	UNIT S	DAVIE FL 33024	Y
51-41-03-29-0210	7521 NW 33 ST	UNIT T	DAVIE FL 33024	Y
51-41-03-29-0220	7521 NW 33 ST		DAVIE FL 33024	Y
51-41-03-29-0230	7521 NW 33 ST	UNIT V	DAVIE FL 33024	Y
51-41-03-29-0240	7521 NW 33 ST	UNIT W	DAVIE FL 33024	Y
51-41-03-24-0050	7650 NW 33 ST		DAVIE FL 33024	Y
51-41-03-27-0250	7321 NW 35 ST		DAVIE FL 33024	Y
51-41-03-27-0250	7321 NW 35 ST	UNIT 1	DAVIE FL 33024	Y
51-41-03-27-0260	7331 NW 35 ST		DAVIE FL 33024	Y
51-41-03-27-0270	7341 NW 35 ST		DAVIE FL 33024	Y
---	7341 NW 35 ST	UNIT 2	DAVIE FL 33024	Y
51-41-03-27-0280	7351 NW 35 ST		DAVIE FL 33024	Y
51-41-03-27-0280	7351 NW 35 ST	UNIT 1	DAVIE FL 33024	Y
51-41-03-27-0290	7361 NW 35 ST		DAVIE FL 33024	Y
51-41-03-27-0310	7381 NW 35 ST		DAVIE FL 33024	Y
51-41-03-27-0320	7391 NW 35 ST		DAVIE FL 33024	Y
51-41-03-01-009	7281 NW 37 ST		DAVIE FL 33024	Y
51-41-03-01-0094	7301 NW 37 ST		DAVIE FL 33024	Y
51-41-03-27-0240	7320 NW 37 ST		DAVIE FL 33024	Y
51-41-03-27-0090	7321 NW 37 ST		DAVIE FL 33024	Y
51-41-03-27-0230	7330 NW 37 ST		DAVIE FL 33024	Y
51-41-03-27-0100	7331 NW 37 ST		DAVIE FL 33024	Y
51-41-03-27-0220	7340 NW 37 ST		DAVIE FL 33024	Y
51-41-03-27-0220	7340 NW 37 ST	UNIT 4	DAVIE FL 33024	Y
51-41-03-27-0110	7341 NW 37 ST		DAVIE FL 33024	Y
51-41-03-27-0110	7341 NW 37 ST	UNIT 3	DAVIE FL 33024	Y
51-41-03-27-0210	7350 NW 37 ST		DAVIE FL 33024	Y
---	7350 NW 37 ST		DAVIE FL 33024	Y
51-41-03-27-0120	7351 NW 37 ST		DAVIE FL 33024	Y
51-41-03-27-0200	7360 NW 37 ST	UNIT 3	DAVIE FL 33024	Y
51-41-03-27-0200	7360 NW 37 ST	UNIT 4	DAVIE FL 33024	Y
51-41-03-27-0130	7361 NW 37 ST		DAVIE FL 33024	Y
51-41-03-27-0190	7370 NW 37 ST		DAVIE FL 33024	Y
51-41-03-27-0140	7371 NW 37 ST		DAVIE FL 33024	Y
51-41-03-27-0180	7380 NW 37 ST		DAVIE FL 33024	Y
51-41-03-27-0150	7381 NW 37 ST		DAVIE FL 33024	Y
51-41-03-27-0170	7390 NW 37 ST		DAVIE FL 33024	Y
51-41-03-27-0160	7391 NW 37 ST		DAVIE FL 33024	Y
---	7305 SW 37 ST		DAVIE FL 33024	N
51-41-03-01-0090	7280 NW 38 ST		DAVIE FL 33024	Y
51-41-03-01-0090	7280 NW 38 ST		DAVIE FL 33024	Y
---	7301 NW 38 ST		DAVIE FL 33024	N
51-41-03-01-0095	7312 NW 38 ST		DAVIE FL 33024	Y
51-41-03-01-0092	7314 NW 38 ST		DAVIE FL 33024	Y
51-41-03-27-0080	7320 NW 38 ST		DAVIE FL 33024	Y
51-41-03-27-0080	7320 NW 38 ST	UNIT 3	DAVIE FL 33024	Y
51-41-03-27-0070	7330 NW 38 ST		DAVIE FL 33024	Y
51-41-03-27-0060	7340 NW 38 ST		DAVIE FL 33024	Y
51-41-03-27-0050	7350 NW 38 ST		DAVIE FL 33024	Y
51-41-03-27-0040	7360 NW 38 ST		DAVIE FL 33024	Y
---	7360 NW 38 ST	UNIT 4	DAVIE FL 33024	Y
51-41-03-27-0030	7370 NW 38 ST		DAVIE FL 33024	Y
51-41-03-27-0020	7380 NW 38 ST		DAVIE FL 33024	Y
51-41-03-27-0010	7390 NW 38 ST		DAVIE FL 33024	Y
51-41-03-27-0010	7390 NW 38 ST	UNIT 6	DAVIE FL 33024	Y
51-41-03-43-0010	7391 NW 38 ST		DAVIE FL 33024	N
51-41-03-33-0030	7601 SW 64 AVE		DAVIE FL 33024	Y
51-41-03-19-0070	3221 NW 75 TER		DAVIE FL 33024	Y
51-41-03-19-007	3221 NW 75 TER	UNIT 1	DAVIE FL 33024	Y
51-41-03-19-0070	3221 NW 75 TER		DAVIE FL 33024	Y
51-41-03-01-0211	3500 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-58-0010	418195 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-58-0040	4201 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-58-0050	4203 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-41-002	4205 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-41-002	4207 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-41-002	4209 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-41-002	4211 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-41-0120	4217 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-BK-001	3901 NW 76 TER		DAVIE FL 33024	Y
51-41-03-BK-002	3903 NW 76 TER		DAVIE FL 33024	Y
51-41-03-BK-003	3905 NW 76 TER		DAVIE FL 33024	Y
51-41-03-BK-004	3907 NW 76 TER		DAVIE FL 33024	Y
51-41-03-BK-005	3909 NW 76 TER		DAVIE FL 33024	Y
51-41-03-BK-012	3911 NW 76 TER	UNIT B 1	DAVIE FL 33024	Y
51-41-03-BK-013	3913 NW 76 TER		DAVIE FL 33024	Y
51-41-03-BK-014	3915 NW 76 TER		DAVIE FL 33024	Y
51-41-03-BK-009	3934 NW 76 TER		DAVIE FL 33024	Y
51-41-03-BK-007	3938 NW 76 TER	UNIT C 5	DAVIE FL 33024	Y
---	3300 NW 77 AVE		DAVIE FL 33024	N
51-41-03-40-0010	3799 NW 77 AVE		DAVIE FL 33024	N
---	3300 ALPINE DR		DAVIE FL 33024	Y
51-41-03-34-001	3611 DAVIE ROAD EXT		DAVIE FL 33024	N
51-41-03-01-0130	3651 DAVIE ROAD EXT		DAVIE FL 33024	N
---	7335 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-0010	7345 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-0010	7349 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-001	7357 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-0010	7367 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-0010	7373 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-0010	7383 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-0010	7389 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-0010	7393 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-35-0010	7395 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-33-0030	7607 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-33-0030	7609 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-33-0030	7611 DAVIE ROAD EXT		DAVIE FL 33024	Y
---	7613 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-33-0030	7619 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-33-0030	7627 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-29-002	3301 EL JARDIN DR		DAVIE FL 33024	Y
51-41-03-29-003	3305 EL JARDIN DR		DAVIE FL 33024	Y
51-41-03-29-023	3306 EL JARDIN DR		DAVIE FL 33024	Y
51-41-03-29-022	3310 EL JARDIN DR		DAVIE FL 33024	Y

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51-41-03-19-007	3221 NW 75 TER	UNIT 4	DAVIE FL 33024	Y
51-41-03-19-007	3221 NW 75 TER	UNIT 5	DAVIE FL 33024	Y
51-41-03-19-008	3221 NW 75 TER	UNIT 7	DAVIE FL 33024	Y
51-41-03-19-007	3221 NW 75 TER	UNIT 8	DAVIE FL 33024	Y
51-41-03-19-007	3221 NW 75 TER	UNIT 9	DAVIE FL 33024	Y
51-41-03-01-0000	3951 NW 76 AVE		DAVIE FL 33024	N
51-41-03-58-0020	4197 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-41-002	4199 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-41-002	4213 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-41-002	4215 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-41-002	4219 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-58-0160	4225 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-41-001	4227 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-58-0180	4229 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-58-0190	4231 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-41-001	4233 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-41-001	4235 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-41-001	4237 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-19-007	3221 NW 76 AVE	UNIT 6 & 7	DAVIE FL 33024	N
51-41-03-BK-015	3917 NW 76 TER		DAVIE FL 33024	Y
51-41-03-BK-011	3930 NW 76 TER		DAVIE FL 33024	Y
51-41-03-BK-010	3932 NW 76 TER		DAVIE FL 33024	Y
51-41-03-BK-008	3936 NW 76 TER		DAVIE FL 33024	Y
51-41-03-BK-006	3945 NW 76 TER		DAVIE FL 33024	Y
51-41-03-40-001	3710 NW 77 AVE		DAVIE FL 33024	Y
51-41-03-01-0221	7580 STIRLING RD	UNIT 215	DAVIE FL 33024	Y
50-41-30-01-0061	7400 STIRLING RD	UNIT 1115	DAVIE FL 33024	Y
51-41-03-BD-0320	7552 STIRLING RD	UNIT 216A	DAVIE FL 33024	Y
50-41-03-01-0061	7400 STIRLING RD	UNIT 1724	DAVIE FL 33024	Y
51-41-03-01-0140	3375 NW 74 AVE		DAVIE FL 33024	N
50-41-03-19-007	3219 NW 75 TER		DAVIE FL 33024	N
51-41-03-29-002	3301 ALPINE DR		DAVIE FL 33024	Y
51-41-03-29-0030	3305 ALPINE DR		DAVIE FL 33024	Y
51-41-03-29-023	3306 ALPINE DR		DAVIE FL 33024	Y
50-41-03-29-022	3310 ALPINE DR		DAVIE FL 33024	Y
----	3311 ALPINE DR		DAVIE FL 33024	Y
----	3315 ALPINE DR		DAVIE FL 33024	Y
----	3316 ALPINE DR		DAVIE FL 33024	Y
----	3320 ALPINE DR		DAVIE FL 33024	Y
----	3321 ALPINE DR		DAVIE FL 33024	Y
----	3325 ALPINE DR		DAVIE FL 33024	Y
----	3326 ALPINE DR		DAVIE FL 33024	Y
----	3330 ALPINE DR		DAVIE FL 33024	Y
----	3331 ALPINE DR		DAVIE FL 33024	Y
----	3335 ALPINE DR		DAVIE FL 33024	Y
----	3341 ALPINE DR		DAVIE FL 33024	Y
----	3345 ALPINE DR		DAVIE FL 33024	Y
----	3351 ALPINE DR		DAVIE FL 33024	Y
----	3355 ALPINE DR		DAVIE FL 33024	Y
----	3361 ALPINE DR		DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 01	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 02	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 03	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 04	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 05	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 06	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 07	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 08	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 09	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 10	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 11	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 12	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 13	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 14	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 15	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 16	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 17	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 18	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 19	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 20	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 21	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 22	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 23	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 24	DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 25	DAVIE FL 33024	Y
51-41-63-33-0030	7615 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-34-0010	7321 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-58-0540	4193 NW 76 AVE		DAVIE FL 33024	N
51-41-03-01-0150	7481 NW 33 ST		DAVIE FL 33024	N
51-41-03-01-005	7520 NW 31 PL		DAVIE FL 33024	Y
50-41-03-01-007	3151 NW 75 WAY		DAVIE FL 33024	Y
51-41-03-01-0008	3177 NW 75 WAY		DAVIE FL 33024	Y
51-41-03-01-0010	3229 NW 75 WAY		DAVIE FL 33024	Y
51-41-03-01-012	3281 NW 75 WAY		DAVIE FL 33024	Y
51-41-03-01-0014	3230 NW 75 WAY		DAVIE FL 33024	Y
51-41-03-01-0221	7580 STIRLING RD	UNIT 103	DAVIE FL 33024	Y
51-41-03-01-0871	3203 NW 75 WAY		DAVIE FL 33024	Y
51-41-03-01-0871	3204 NW 75 WAY		DAVIE FL 33024	Y
51-41-03-01-0871	3282 NW 75 WAY		DAVIE FL 33024	Y
51-41-03-01-871	7504 NW 31 PL		DAVIE FL 33024	Y
51-41-03-01-0871	3255 NW 75 WAY		DAVIE FL 33024	Y
51-41-03-01-0871	3178 NW 75 WAY		DAVIE FL 33024	Y
50-41-03-01-0061	7400 STIRLING RD	UNIT 1733	DAVIE FL 33024	Y
51-41-03-53-0010	7525 NW 33 ST		DAVIE FL 33024	Y
51-41-03-01-021	7550 STIRLING RD	UNIT 107C	DAVIE FL 33024	Y
51-41-03-01-009	7290 NW 38 ST	UNIT A 6	DAVIE FL 33024	Y
50-41-03-01-0061	7400 STIRLING RD	UNIT 918	DAVIE FL 33024	Y
51-41-03-33-0030	7603 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-75-0000	7585 DAVIE ROAD EXT		DAVIE FL 33024	N
51-41-03-01-0002	7568 NW 31 PL	UNIT 2	DAVIE FL 33024	Y
51-41-03-01-0017	7521 NW 31 PL	UNIT 17	DAVIE FL 33024	Y
51-41-03-01-0018	7553 NW 31 PL	UNIT 18	DAVIE FL 33024	Y
51-40-30-10-001	7584 NW 31 PL	UNIT 1	DAVIE FL 33024	Y
51-41-03-01-0019	7585 NW 31 PL	UNIT 19	DAVIE FL 33024	Y
51-41-03-75-0200	3133 NW 76 AVE	UNIT 20	DAVIE FL 33024	Y
51-41-03-01-0022	3199 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-01-0003	7552 NW 31 PL	UNIT 3	DAVIE FL 33024	Y
51-41-03-01-004	7536 NW 31 PL	UNIT 4	DAVIE FL 33024	Y
51-41-03-01-0021	3167 NW 76 AVE	UNIT 21	DAVIE FL 33024	Y

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51-41-03-35-0010	7377 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-01-0210	7550 STIRLING RD	UNIT 207B	DAVIE FL 33024	Y
50-41-30-01-0061	7400 STIRLING RD	UNIT 1412	DAVIE FL 33024	Y
50-41-03-01-0061	7400 STIRLING RD	UNIT 611	DAVIE FL 33024	Y
51-41-03-33-0030	7625 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-01-0150	7481 NW 33 ST	UNIT 26	DAVIE FL 33024	Y
51-41-03-71-0020	3751 NW 74 AVE		DAVIE FL 33024	N
50-41-30-01-0061	7400 STIRLING RD	UNIT 1414	DAVIE FL 33024	Y
51-41-03-64-0010	3875 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-64-0020	3875 NW 76 AVE		DAVIE FL 33024	Y
51-41-03-64-D370	3837 NW 76 WAY		DAVIE FL 33024	Y
51-41-03-64-D330	3833 NW 76 WAY		DAVIE FL 33024	Y
51-41-03-64-D290	3829 NW 76 WAY		DAVIE FL 33024	Y
51-41-03-64-D250	3825 NW 76 WAY		DAVIE FL 33024	Y
51-41-03-64-D210	3821 NW 76 WAY		DAVIE FL 33024	Y
51-41-03-64-D170	3817 NW 76 WAY		DAVIE FL 33024	Y
51-41-03-64-D130	3813 NW 76 WAY		DAVIE FL 33024	Y
51-41-03-64-D090	3809 NW 76 WAY		DAVIE FL 33024	Y
51-41-03-64-D605	3805 NW 76 WAY		DAVIE FL 33024	Y
51-41-03-64-D010	3801 NW 76 WAY		DAVIE FL 33024	Y
51-41-03-64-D200	7620 NW 38 CT		DAVIE FL 33024	Y
51-41-03-64-D160	7616 NW 38 CT		DAVIE FL 33024	Y
51-41-03-64-D120	7612 NW 38 CT		DAVIE FL 33024	Y
51-41-03-64-D080	7608 NW 38 CT		DAVIE FL 33024	Y
51-41-03-64-D040	7604 NW 38 CT		DAVIE FL 33024	Y
51-41-03-64-D000	7600 NW 38 CT		DAVIE FL 33024	Y
51-41-03-64-D760	7605 NW 38 CT		DAVIE FL 33024	Y
51-41-03-64-D601	7601 NW 38 CT		DAVIE FL 33024	Y
51-41-03-64-D300	3830 NW 76 WAY		DAVIE FL 33024	Y
51-41-03-64-D260	3826 NW 76 WAY		DAVIE FL 33024	Y
51-41-03-64-D220	3822 NW 76 WAY		DAVIE FL 33024	Y
51-41-03-64-D180	3814 NW 76 WAY		DAVIE FL 33024	Y
51-41-03-64-D381	3818 NW 76 WAY		DAVIE FL 33024	Y
51-41-03-64-D100	3810 NW 76 WAY		DAVIE FL 33024	Y
51-41-03-33-0030	7517 DAVIE ROAD EXT		DAVIE FL 33024	Y
51-41-03-01-0210	7550 STIRLING RD		DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD		DAVIE FL 33024	Y
51-41-03-71-0010	7400 JASMINE DR		DAVIE FL 33024	Y
50-41-16-04-0640	7554 STIRLING RD	UNIT 109	DAVIE FL 33024	Y
50-41-16-04-0620	7554 STIRLING RD	UNIT 123	DAVIE FL 33024	Y
50-41-16-04-0610	7554 STIRLING RD	UNIT 210	DAVIE FL 33024	Y
50-41-16-04-0600	7554 STIRLING RD	UNIT 111	DAVIE FL 33024	Y
50-41-16-04-0590	7554 STIRLING RD	UNIT 125	DAVIE FL 33024	Y
50-41-16-04-0580	7554 STIRLING RD	UNIT 209	DAVIE FL 33024	Y
50-41-16-04-0570	7554 STIRLING RD	UNIT 206	DAVIE FL 33024	Y
50-41-16-04-1840	7400 STIRLING RD	UNIT 1710	DAVIE FL 33024	Y
50-41-16-04-1830	7400 STIRLING RD	UNIT 1720	DAVIE FL 33024	Y
50-41-16-04-1810	7400 STIRLING RD	UNIT 1730	DAVIE FL 33024	Y
50-41-16-04-1800	7400 STIRLING RD	UNIT 1732	DAVIE FL 33024	Y
50-41-16-04-1790	7400 STIRLING RD	UNIT 1721	DAVIE FL 33024	Y
51-41-03-01-0061	6545 NOVA DR	UNIT 717	DAVIE FL 33024	Y
50-41-27-34-0010	7400 STIRLING RD	UNIT 1731	DAVIE FL 33024	Y
50-41-27-34-0010	7400 STIRLING RD	UNIT 1712	DAVIE FL 33024	Y
50-41-27-34-0010	7400 STIRLING RD	UNIT 1713	DAVIE FL 33024	Y
50-40-25-01-0010	7400 STIRLING RD	UNIT 1711	DAVIE FL 33024	Y
50-41-19-08-1130	7400 STIRLING RD	UNIT 1722	DAVIE FL 33024	Y
50-41-21-BM-0000	7400 STIRLING RD	UNIT 1714	DAVIE FL 33024	Y
50-41-21-12-0070	7400 STIRLING RD	UNIT 1715	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 1716	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 1717	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 1726	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 1727	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 1611	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 1610	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 1612	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 1620	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 1621	DAVIE FL 33024	Y
50-41-22-02-0010	7400 STIRLING RD	UNIT 1622	DAVIE FL 33024	Y
50-41-16-05-1760	7400 STIRLING RD	UNIT 1613	DAVIE FL 33024	Y
50-41-16-05-1770	7400 STIRLING RD	UNIT 1615	DAVIE FL 33024	Y
50-41-16-05-1800	7400 STIRLING RD	UNIT 1616	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 1618	DAVIE FL 33024	Y
50-41-16-07-0870	7400 STIRLING RD	UNIT 1614	DAVIE FL 33024	Y
50-41-16-01-1920	7400 STIRLING RD	UNIT 1623	DAVIE FL 33024	Y
50-41-16-01-1930	7400 STIRLING RD	UNIT 1624	DAVIE FL 33024	Y
50-41-16-01-1940	7400 STIRLING RD	UNIT 1625	DAVIE FL 33024	Y
50-41-16-01-1850	7400 STIRLING RD	UNIT 1626	DAVIE FL 33024	Y
50-41-16-01-1890	7400 STIRLING RD	UNIT 1628	DAVIE FL 33024	Y
50-41-16-01-2010	7400 STIRLING RD	UNIT 1627	DAVIE FL 33024	Y
50-41-16-01-2030	7400 STIRLING RD	UNIT 1211	DAVIE FL 33024	Y
50-41-16-02-2582	7400 STIRLING RD	UNIT 1210	DAVIE FL 33024	Y
50-41-16-02-2860	7400 STIRLING RD	UNIT 1212	DAVIE FL 33024	Y
50-41-16-02-2850	7400 STIRLING RD	UNIT 1220	DAVIE FL 33024	Y
50-41-16-02-2840	7400 STIRLING RD	UNIT 1221	DAVIE FL 33024	Y
50-41-16-02-2830	7400 STIRLING RD	UNIT 1222	DAVIE FL 33024	Y
50-41-16-02-2820	7400 STIRLING RD	UNIT 1213	DAVIE FL 33024	Y
50-41-16-02-2810	7400 STIRLING RD	UNIT 1215	DAVIE FL 33024	Y
50-41-16-02-2800	7400 STIRLING RD	UNIT 1216	DAVIE FL 33024	Y
50-41-16-03-0270	7400 STIRLING RD	UNIT 1218	DAVIE FL 33024	Y
50-41-16-03-0250	7400 STIRLING RD	UNIT 1214	DAVIE FL 33024	Y
50-41-16-03-0240	7400 STIRLING RD	UNIT 1223	DAVIE FL 33024	Y
50-41-16-03-0220	7400 STIRLING RD	UNIT 1224	DAVIE FL 33024	Y
50-41-16-03-0210	7400 STIRLING RD	UNIT 1225	DAVIE FL 33024	Y
50-41-16-03-0190	7400 STIRLING RD	UNIT 1226	DAVIE FL 33024	Y
50-41-16-03-0180	7400 STIRLING RD	UNIT 1228	DAVIE FL 33024	Y
50-41-16-03-0160	7400 STIRLING RD	UNIT 1227	DAVIE FL 33024	Y
50-41-16-03-0150	7400 STIRLING RD	UNIT 913	DAVIE FL 33024	Y
50-41-16-03-	7400 STIRLING RD	UNIT 1217	DAVIE FL 33024	Y
50-41-16-03-0100	7400 STIRLING RD	UNIT 915	DAVIE FL 33024	Y
50-41-16-02-2620	7400 STIRLING RD	UNIT 916	DAVIE FL 33024	Y
50-41-16-02-2610	7400 STIRLING RD	UNIT 914	DAVIE FL 33024	Y
50-41-16-02-2590	7400 STIRLING RD	UNIT 923	DAVIE FL 33024	Y
50-41-16-02-2770	7400 STIRLING RD	UNIT 924	DAVIE FL 33024	Y
50-41-16-02-2760	7400 STIRLING RD	UNIT 925	DAVIE FL 33024	Y
50-41-16-02-2750	7400 STIRLING RD	UNIT 926	DAVIE FL 33024	Y
50-41-16-02-2740	7400 STIRLING RD	UNIT 928	DAVIE FL 33024	Y
50-41-16-02-2730	7400 STIRLING RD	UNIT 927	DAVIE FL 33024	Y
50-41-16-02-2720	7400 STIRLING RD	UNIT 917	DAVIE FL 33024	Y
50-41-16-04-2190	7400 STIRLING RD	UNIT 911	DAVIE FL 33024	Y

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50-41-16-04-2180	7400 STIRLING RD	UNIT 910	DAVIE FL 33024	Y
50-41-16-04-2160	7400 STIRLING RD	UNIT 912	DAVIE FL 33024	Y
50-41-16-04-2150	7400 STIRLING RD	UNIT 920	DAVIE FL 33024	Y
50-41-16-04-0460	7400 STIRLING RD	UNIT 921	DAVIE FL 33024	Y
50-41-16-04-0470	7400 STIRLING RD	UNIT 923	DAVIE FL 33024	Y
50-41-16-04-0440	7400 STIRLING RD	UNIT 413	DAVIE FL 33024	Y
50-41-16-04-0410	7400 STIRLING RD	UNIT 415	DAVIE FL 33024	Y
50-41-16-04-0400	7400 STIRLING RD	UNIT 416	DAVIE FL 33024	Y
50-41-16-04-0390	7400 STIRLING RD	UNIT 418	DAVIE FL 33024	Y
50-41-16-04-0380	7400 STIRLING RD	UNIT 414	DAVIE FL 33024	Y
50-41-16-04-0370	7400 STIRLING RD	UNIT 423	DAVIE FL 33024	Y
50-41-16-04-0360	7400 STIRLING RD	UNIT 424	DAVIE FL 33024	Y
50-41-16-04-0350	7400 STIRLING RD	UNIT 425	DAVIE FL 33024	Y
50-41-16-04-0340	7400 STIRLING RD	UNIT 426	DAVIE FL 33024	Y
50-41-16-04-0330	7400 STIRLING RD	UNIT 428	DAVIE FL 33024	Y
50-41-16-04-2130	7400 STIRLING RD	UNIT 422	DAVIE FL 33024	Y
50-40-12-00-0141	7400 STIRLING RD	UNIT 417	DAVIE FL 33024	Y
50-41-33-01-0361	7400 STIRLING RD	UNIT 411	DAVIE FL 33024	Y
50-40-21-02-0070	7400 STIRLING RD	UNIT 410	DAVIE FL 33024	Y
50-40-21-02-0200	7400 STIRLING RD	UNIT 412	DAVIE FL 33024	Y
50-41-37-02-0040	7400 STIRLING RD	UNIT 420	DAVIE FL 33024	Y
50-41-15-09-0010	7400 STIRLING RD	UNIT 421	DAVIE FL 33024	Y
50-41-37-02-0090	7400 STIRLING RD	UNIT 422	DAVIE FL 33024	Y
50-41-07-01-1010	7400 STIRLING RD	UNIT 713	DAVIE FL 33024	Y
50-41-26-14-0000	7400 STIRLING RD	UNIT 715	DAVIE FL 33024	Y
50-41-26-14-0030	7400 STIRLING RD	UNIT 716	DAVIE FL 33024	Y
50-40-23-04-0020	7400 STIRLING RD	UNIT 718	DAVIE FL 33024	Y
50-41-34-03-0240	7400 STIRLING RD	UNIT 714	DAVIE FL 33024	Y
50-41-34-03-0230	7400 STIRLING RD	UNIT 723	DAVIE FL 33024	Y
50-41-34-03-0130	7400 STIRLING RD	UNIT 724	DAVIE FL 33024	Y
50-41-34-03-0020	7400 STIRLING RD	UNIT 725	DAVIE FL 33024	Y
50-41-34-03-0010	7400 STIRLING RD	UNIT 726	DAVIE FL 33024	Y
50-41-15-09-0110	7400 STIRLING RD	UNIT 728	DAVIE FL 33024	Y
50-41-07-09-0010	7400 STIRLING RD	UNIT 727	DAVIE FL 33024	Y
50-41-22-CD-0000	7400 STIRLING RD	UNIT 719	DAVIE FL 33024	Y
50-41-22-CD-0000	7400 STIRLING RD	UNIT 711	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 710	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 712	DAVIE FL 33024	Y
50-41-17-13-0010	7400 STIRLING RD	UNIT 720	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 721	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 722	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 124	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 125	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 126	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 127	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 115	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 116	DAVIE FL 33024	Y
50-42-19-24-0010	7400 STIRLING RD	UNIT 117	DAVIE FL 33024	Y
50-42-19-24-0010	7400 STIRLING RD	UNIT 113	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 123	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 111	DAVIE FL 33024	Y
51-41-03-01-0061	7554 STIRLING RD	UNIT 208	DAVIE FL 33024	Y
51-41-03-01-0061	7552 STIRLING RD	UNIT 110	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 112	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 114	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 122	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 1630	DAVIE FL 33024	Y
50-41-33-01-0340	7400 STIRLING RD	UNIT 1631	DAVIE FL 33024	Y
50-41-33-01-0340	7400 STIRLING RD	UNIT 1632	DAVIE FL 33024	Y
50-41-33-01-0070	7552 STIRLING RD	UNIT 114	DAVIE FL 33024	Y
51-41-03-8D-0220	7552 STIRLING RD	UNIT 115	DAVIE FL 33024	Y
50-41-33-01-0010	7552 STIRLING RD	UNIT 116	DAVIE FL 33024	Y
50-41-30-10-0180	7552 STIRLING RD	UNIT 216	DAVIE FL 33024	Y
50-41-03-8B-0400	7556 STIRLING RD	UNIT 124	DAVIE FL 33024	Y
50-41-16-02-1502	7400 STIRLING RD	UNIT 131	DAVIE FL 33024	Y
50-41-16-02-2110	7400 STIRLING RD	UNIT 132	DAVIE FL 33024	Y
50-41-16-02-2100	7400 STIRLING RD	UNIT 138	DAVIE FL 33024	Y
50-41-16-02-0670	7400 STIRLING RD	UNIT 733	DAVIE FL 33024	Y
50-41-16-02-0010	7400 STIRLING RD	UNIT 134	DAVIE FL 33024	Y
50-41-16-02-1510	7400 STIRLING RD	UNIT 135	DAVIE FL 33024	Y
50-41-16-02-1520	7400 STIRLING RD	UNIT 136	DAVIE FL 33024	Y
50-41-16-02-1700	7400 STIRLING RD	UNIT 1638	DAVIE FL 33024	Y
50-41-16-02-1710	7400 STIRLING RD	UNIT 137	DAVIE FL 33024	Y
50-41-16-02-1720	7400 STIRLING RD	UNIT 138	DAVIE FL 33024	Y
50-16-02-1730	7400 STIRLING RD	UNIT 1634	DAVIE FL 33024	Y
50-41-16-02-1960	7400 STIRLING RD	UNIT 1635	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 1636	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 1637	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 133	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 734	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 735	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 736	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 737	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 738	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 731	DAVIE FL 33024	Y
50-41-22-04-0010	7400 STIRLING RD	UNIT 732	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 938	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 934	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 935	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 936	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 937	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 933	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 1238	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 1239	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 1235	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 1236	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 1237	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 1233	DAVIE FL 33024	Y
51-41-03-01-0190	7400 STIRLING RD	UNIT 438	DAVIE FL 33024	Y
51-41-03-01-0190	7400 STIRLING RD	UNIT 434	DAVIE FL 33024	Y
51-41-03-01-0190	7400 STIRLING RD	UNIT 435	DAVIE FL 33024	Y
51-41-03-01-0190	7400 STIRLING RD	UNIT 436	DAVIE FL 33024	Y
51-41-03-01-0190	7400 STIRLING RD	UNIT 437	DAVIE FL 33024	Y
51-41-03-01-0190	7400 STIRLING RD	UNIT 439	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 930	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 931	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 932	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 1230	DAVIE FL 33024	Y
51-41-03-01-0061	7400 STIRLING RD	UNIT 1231	DAVIE FL 33024	Y

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March 29, 2010

CITIZEN PARTICIPATION MEETING NOTICE

Re: **EHLINGER APARTMENTS PROJECT**

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to the Ehlinger Apartment Project for a parcel located at 7481 Northwest 33rd Street, Davie, Florida.

Project Summary

The existing 24 residential apartment buildings and 2 office buildings within 7.9 acres was recently demolished and cleared. There were previously a total of 100 residential units on the site. The Carlisle Development Group is proposing to redevelop this site along with the current property owner, the Broward County Housing Authority. The new development will consist of 155 garden style apartment units. Copies of both the location map and conceptual site plan have been enclosed for your reference.

Under Town of Davie ordinance, the petitioner is required to hold two citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior to the town initiating their review of the application. We have scheduled the following meetings as required:

Citizen Participation Meeting

Date: April 8, 2010 & April 19, 2010
Time: 6:30 PM – 7:30 PM
Location: Davie Town Hall Complex
6591 Orange Drive
(Conference Room – North Side of Complex)

If you wish to submit written comments, please send them to:

Carlisle Development Group
Attn: Mr. Jeff Wood
2950 SW 27th Ave. Suite 200
Miami, Florida 33133
(305) 476-8118 Phone • (305) 476-1557

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

2950 SW 27 Avenue • Suite 200 • Miami, FL 33133 • T 305.476.8118 • F 305.476.1557
carlisleddevelopmentgroup.com

Maria Santana
7381 NW 35 ST APT 4
Hollywood FL 33024
(954) 632-8729

CITIZEN PARTICIPATION MEETING

EHLINGER APARTMENT PROJECT

Meeting Date: April 8, 2010

Time: 6:00 PM - 8:00 PM

SIGN IN SHEET

Geneva Butler
7391 NW 35 ST APT
33024

(954) 865-5664

RECEIVED

APR 8 2010

Town of Davie

Planning & Zoning

NAME
Bartolo Colon
Monica Arango
Eileen Mills
Consuelo Duran

ADDRESS
3320 El Jardin Dr #2
Hollywood FL 33024
3320 El Jardin Dr #3
Hollywood FL 33024
3340 El Jardin Dr APT 308
3350 El Jardin Dr #309
Hollywood FL 33024
(954) 305 8335
Hollywood El Jardin 33024
954 4306735
3301 Apt 8

PHONE
954
538-1034
305-
896-
3347
954 534-6149
#309

Selma Jereidos

Beatriz Rodriguez
3305 El Jardin Dr #8
Hollywood, FL 33024
954-496-1315

Naren Pacheco
15 Madrid lane
Davie FL 33024

Lissette Matias
Felix Matias
3351 El Jardin Dr #3
954 668-4890
Bibiana Matias
954 668-4890

KINDTT IBANEZ
3316 EL JARDIN DR #1

DAVIE FL 33024

Milagros Rivera

3316 EL JARDIN DR #12
Hollywood FL 33024

Marie Duran
3340 EL JARDIN DR
APT 305

HOLLYWOOD FL 33024

Shuneeque Monroe
3301 EL JARDIN DR #6

Hollywood, FL 33024
186) 487-7144 (954) 438-6245

3331 JARDIN DR

DAVIE FL 33024

Bereza LARANDE

ABELINO GONZALEZ

TANIA
3351 EL JARDIN DR APT. 4
Hollywood FL 33024

Ramona Duran

834-5-28A HOLLYWOOD FL 33020

Ramona Duran 834-5-28A HOLLYWOOD FL 33020

Angela Wright
3341 EL JARDIN DR
APT #2
Hollywood FL
33024

786-515-7378
cellular phone
number

3361 JARDIN
RD DAE LE FL
33024

LEONOR BOSARIN
APT 3

7391 NW 35th St
HOLLYWOOD FL 33024
APT. 5
754-244-9431
454-513-8480

Anayka Jamieson
7390 NW 37th ST APT 3
Hollywood FL 33024
754) 204-3788

RECEIVED

APR 13 2010

CITIZEN PARTICIPATION MEETING

EHLINGER APARTMENT PROJECT

Meeting Date: April 8, 2010

Time: 6:00 PM - 8:00 PM

SIGN IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
JAYROVI PENA	3350 EL SARDIN Dr HOLLYWOOD FL	(954) 394-3808
MZ Batista	#208	
ANNA DURAN	3350 EL Jardin Dr. #207 Hollywood FL.	(954) 980-6079
Armeny Rodriguez	3350 EL Jardin Dr HOLLYWOOD FL #107	754-246-5635
	3340 EL Jardin Dr. #202 Hollywood FL	954 -954-980-6078
ANIA L. Nuñez	3340 EL JARDIN DR #310	(954) 557-3137
Sharon Dupree		716-715-2287
Jame L. Peña	3340 El Jardin Dr Hollywood FL 33024 APT 301	954-701-0635
Yelva Parrata	3320 EL Jardin Dr Apt # Hollywood FL 33027	786-356 2481

RECEIVED

APR 13 2010

Town of Ocala
Planning & Zoning

CITIZEN PARTICIPATION MEETING

EHLINGER APARTMENT PROJECT

Meeting Date: April 19, 2010

Time: 6:30 PM - 7:30 PM

SIGN IN SHEET

RECEIVED

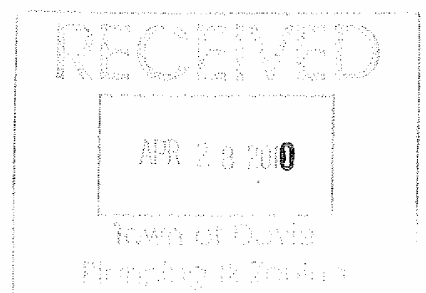
APR 28 2010

Town of Dade

Planning & Zoning

NAME	ADDRESS	PHONE
Luz M. Batista	3350 El Jardin Dr	954-980-6079
Juana Duron	3350 El Jardin Dr #207	754-246-5635
Armen V. Rodriguez	3340 El Jardin Dr #202	954-980-6078
Bartolo Galan	3320 El Jardin Dr #2 - Hollywood	33024
Brenda Garcia	3330 El Jardin Dr #6	786-399-3099
INGRID VAZQUEZ	3350 EL Jardin Dr	308 368-1325
Georgia Albacete	3340 El Jardin Dr #106	754 273 2914
ANIA L. NUNEZ	3340 El JARDIN DR. #310	954 557 3137
Diana A. Robles	3350 El Jardin DR. #102	(954) 630-5841
FELIX MATIAS	3351 El JARDIN DR. #3	954 517-1860
BIBIANA MATIAS	3351 El JARDIN DR. #2	954 662-6833
Tania Jackson	3351 El Jardin Dr. #4	954-548-6594
Lee Lattimore	5273 SW 40th Ave Ft. Lauderdale, Florida	33314
ELVIRA Lisette MATIAS	3351 El JARDIN DR. Apt 3	954-668-4890
Elizabeth Hernandez	700 SW 8 Ave Lot 18A	772-626-4281
Beatriz Guerra	700 S.W 8 Ave Lot 18A Hallandale FL	754-246-6508
Rika Reynaldo	3305 El Jardin drive #4	754-244-2126
LUIS IBANEZ	3316 El Jardin Dr #1	954 638 6064
Marie Duran	3340 El Jardin DR HOLLYWOOD	FL 3354-954-668-8295
Ramona Dura	334-528 AVE HOLYWOOD FL	33028 954-634-2556

NAME	ADDRESS	PHONE
Quina Durán	834-S 28th HOLLYWOOD FL	3302 954- 689 -639-2556
Marisol Baer	3310 EL JARDIN DR. Apt #8 Hollywood, FL	33024 (954) 394-6787
Milagros Rivera	3316 EL JARDIN DR Apt #12 Hollywood, FL	33024 (954) 394-0936
- Erica A. Robertson	= 7390 NW 37th Apt #7 Hollywood FL 33024	786-768-8857
- Consuela Bethel	=	786-506-6573
- RENA ARKOBID	3325 EL JARDIN DR Apt 4	(786) 486-4512
Natalie Ramirez	6092 SW 41st DAVIE 33314 DAVIE FL	(954) 397-4845
Eileen Mills	3340 EL JARDIN DR #308	(954) 534-6149
Johanna Rodriguez	4020 N. 65th Ave Hollywood FL 33024	954-394-8899
Angela Olivo	- 3326 EL JARDIN DR #1	- 954-628-2195
Alice Estrella		
Byrna Song	3305 EL JARDIN DR #3	954-436-8933



EHLINGER TOWN HALL MEETING FOR ADJACENT RESIDENCE 4-19-2010 AT 6:30 PM.

Prior to starting presentation we polled the initial 12 families the number of cars they own. These families are interested in living at Ehlinger when completed. The breakdown is as follows: 4 families have one car, 3 families have 2 cars and 5 families have no cars. This is a ratio of 0.83 cars/unit.

Jeff Wood gave a presentation and overview of Carlisle and Broward County Housing Authority experience.

Jay Huebner spoke about LEED certification and what that means to the residence quality of life.

Jonathan Del Sol presented on the eligibility requirements to live at Ehlinger. Discussed the household income requirements and other parameters to living in the Ehlinger.

Discussed what it takes to get evicted such as not paying rent and criminal activities.

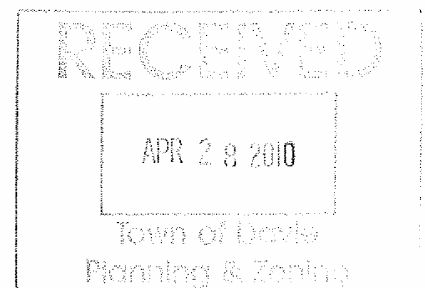
Discussed utility responsibility. Water and sewer is included in rent payment. Other utilities are tenants responsibility.

Most attendees live in El Jardin or Alpine complexes next door to Ehlinger.

Questions from attendees related to their individual situations were answered by Jay, Jeff and Jonathan at the end.

Approximately 30 people in attendance.

Meeting adjourned at 8:00 PM.



Ehlinger town hall meeting at city hall community center 4-8-10. 6:30 to 7:30.

In attendance from project team, Jeff Woods with Carlisle Development and Jay Huebner with HSQ Group, Inc.

Approximately 10 people arrived around 6:00 PM.

Citizen Participation sign is sheet was handed out for all participants to sign in.

Jeff woods presented over view of project.

Hand outs of project over view and conceptual plan was handed out.

Discussed LEED certification and components.

Referred to Tallman Pines project as example of this type of project.

Work for Broward County Housing Authority. Focused on enhanced communities and socially responsible design.

Discussed architecture and building layout.

Questions:

Will there be Gated access?

Answer: it is a possibility and we will look into providing it if feasible.

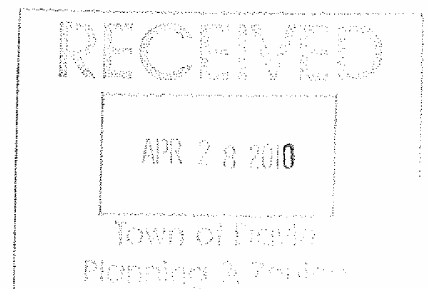
Are there Washer and dryer connections?

Answer: Washer and dryer connections are provided in the units, plus common washer and dryer will be in club house.

Rental payments per month. How is it calculated? How do they apply for residence?

Answer: Rent is based upon your income compared to Broward County median incomes. Approximate rent is 30% of your monthly income. There is a maximum income a household can have to qualify for residence at Ehlinger.

Will the units and property have handicap accessibility?



Answer: The entire property is designed to meet handicap accessibility code requirements. This means the sidewalk, handicap stall and first floor units are wheel chair accessible. Some units will have walk-in showers and additional hand rails.

Is this Section 8 housing?

Answer: This is not Section 8 housing. The residence will be required to pay for rent although it is subsidized to maintain lower rents. We will ask a qualified Broward County Housing Authority representative to attend the next meeting to answer these types of questions. Jeff and Jay are not experts on the financial obligations and rent payment schedules to qualify for to live here.

Are pets allowed?

Answer: We will find out and let you know at the next meeting.

Sewage treatment plant smells most of the time. The property just west of Ehlinger has sewage back up into the units on a regular basis.

Answer: We will discuss this with the City utility department. The sanitary sewer plant will most likely not be able to reduce its smell, but it sounds like you have other local issues with sewage back up and there may be a sewer infiltration problem during rain storm events that causes sewage back up. The proposed Ehlinger property will have a new sewer system installed and new water and drainage system.

What are the floor plans look like?

Answer: The floor plans are in conceptual design now. They are 1,2 and 3 bedroom units with a open floor plan allowing visibility between the kitchen and living room. The units have either 1-1/2 bathroom or 2 bathrooms. Also, the master bedroom has walk in closets.

What are the costs for utilities? Is water included?

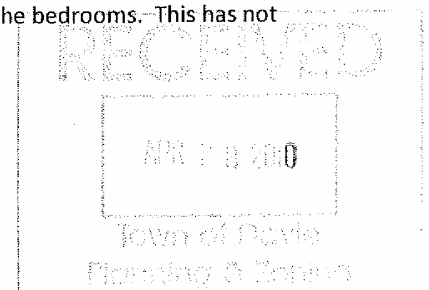
Answer: We believe water is included in the rent payment, but FPL, cable and phone is your responsibility.

Are there fans in the rooms?

Answer: The conceptual plans do not have enough information at this time to know if fans will be installed in each room. We will take that into consideration as we intend to build this to meet LEED accreditation and fans would be a good idea to add into the design.

Carpet and tile layout?

Answer: The units typically have tile in most of the rooms and carpet in the bedrooms. This has not been finalized yet.



Fire protected buildings?

Answer: The buildings will have fire sprinklers.

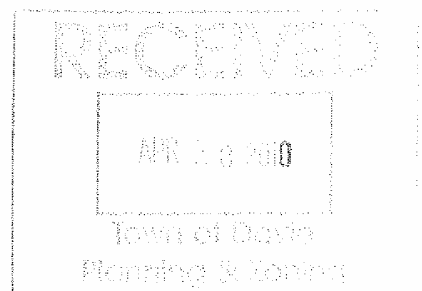
What about dehumidifiers and AC in the units?

Answer: The AC is central AC units that have dehumidifiers in them.

Jeff and Jay thanked the people for attending and invited them back to the next meeting on April 19th which we will provide answers to the questions that are outside our expertise.

Approximately 40 people attended the meeting.

Meeting adjourned 7:30



**SHUTTS
&
BOWEN
LLP**

RYAN D. BAILINE
Member Florida, District of Columbia
& New Jersey Bar
(305) 347-7354 Direct Telephone
(305) 347-7821 Direct Facsimile

E-MAIL ADDRESS:
rbailine@shutts.com

March 23, 2010

VIA HAND DELIVERY

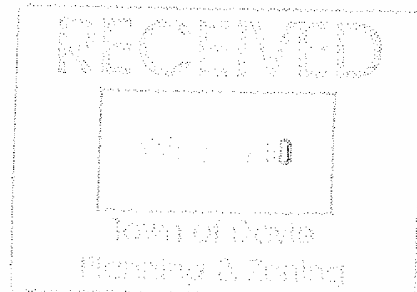
Mr. David Abramson
Deputy Planning and Zoning Manager
Town of Davie
Planning and Zoning Division
6591 Orange Drive
Davie, FL 33314-3399

Re: Ehlinger Apartments

Dear David:

Our firm represents Ehlinger Apartments Development, LLC and the Broward County Housing Authority (collectively, "Applicants") in connection with the development of the Ehlinger Apartments affordable housing community ("Project"), which will be located in the Town of Davie ("Town").

This letter is intended to confirm to the Town that the site plan enclosed in the Project's Master Planned Development Application will be submitted to the Central Broward Water Control District ("CBWCD") for review in the next few days. The Applicants understand that development of the Project will depend in part on the CBWCD's approval of the plans and are therefore submitting the Master Planned Development Application at this time.



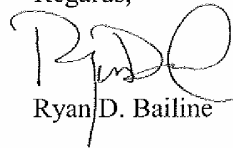
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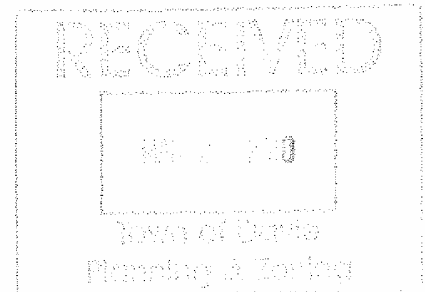
Mr. David Abramson
March 23, 2010
Page 2

If you have any questions regarding this matter please feel free to contact our office or our consulting engineer, Tony Quevedo at HSQ Group, Inc. Tony can be reached at 561-392-0221.

Regards,

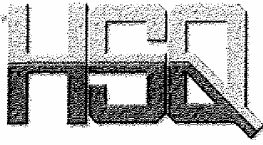

Ryan D. Bailine

cc: Mr. Ken Naylor
Mr. Jeff Wood
Broward County Housing Authority
Mr. Albert Cordoves
Mr. Jay Huebner
Ethan B. Wasserman, Esq.
Linda Christian-Cruz, FRP



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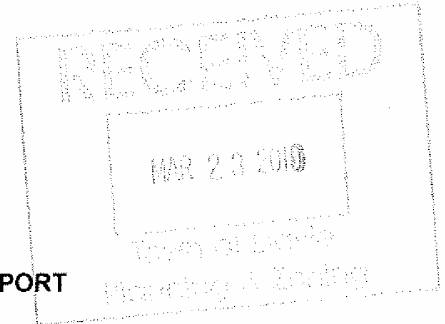
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HSQ GROUP, INC.
Consulting Engineers • Planners • Transportation
1489 W. Palmetto Park Road, Suite 340
Boca Raton, FL. 33486
(561) 392-0221 Phone • (561) 392-6458 Fax

March 21, 2010

Mrs. Lise Bazinet, Planner II
TOWN OF DAVIE
Planning and Zoning Board
3500 Northwest 76th Avenue
Davie, Florida 33024



Re: **EHLINGER APARTMENTS – PARKING REDUCTION REPORT**
HSQ Project Number: **1003-02**

Dear Mrs. Bazinet:

The Ehlinger Apartments are owned by the Broward County Housing Authority located within the Town of Davie, with the property's only access on Northwest 33rd Street. Recently the Housing Authority demolished the existing 100 apartment units within the site. The new proposed development has 155 apartment units with access on both Northwest 33rd Street and Northwest 74th Avenue.

Existing property information:

The existing property had 100 apartment units consisting of 60 2-bedroom units and 40 3-bedroom units. Based upon the current town code for parking of 1.5 spaces for 1-bedroom, 2 spaces for 2-bedroom and 2.5 spaces for 3-bedroom unit plus an additional 10% for visitor the required parking 230 parking spaces. The current property has 205 spaces consisting of 89% of code required or a 11% reduction. When the existing apartment complex was fully occupied parking was not a issue and did not fill the parking lot even during holiday or peak hour times.

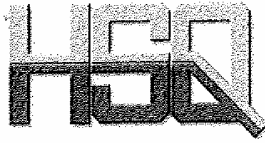
Proposed property information:

The proposed property has 155 units consisting of 6 1-bedroom units, 95 2-bedroom units and 54 3-bedroom units. This equate to a required 350 parking stalls by the Town of Davie. The proposed site plan has 300 parking spaces equating to 85% of required code or a 15% reduction.

Parking reduction:

The proposed development is a affordable housing residential development by the Broward County Housing Authority. The residence of the development must meet the income levels for low income households which are below the median income of households in Broward County. Because of this restriction of income the number of vehicle owned by each household is less than the average vehicles owned for market rate apartments translating into less parking spaces needed to meet the needs of the proposed community. We have designed two other affordable housing projects in Broward County using the same type of apartment style units called Dixie Court and Dr. Kennedy Homes located in Fort Lauderdale. In both cases the projects are redevelopment of existing affordable housing projects consistent with the Ehlinger Apartment project.

Dixie Court project was developed with 154 units consisting of 1, 2 and 3 bedroom units. This project had a city code requirement of 1.75 spaces per 1-bedroom, 2 spaces per 2-bedroom and 2.1 spaces per 3-bedroom unit. The total required parking for the development was 295 spaces and the proposed provided



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was 183 spaces a 112 space reduction or 62% of code required and 38% reduction. This development is currently fully occupied with no parking issues and excess parking during peak hours. During the reduction process the City of Fort Lauderdale accepted a parking calculation of 1 space per unit plus 10% for visitor or 169 spaces. The proposed development provided 183 spaces which is adequate for the low income residence.

Dr. Kennedy homes is a development consisting of existing 132 units and a proposed 132 units. The current parking serving the development is approximately 73 spaces which has served the property for the past 70 years. The proposed development requires by code 255 spaces while only providing 174 spaces. This is a increase over the existing conditions and will be more than enough parking to serve the residence. Based upon this design the parking reduction of 81 spaces is 68% of code or 32% reduction. Our experience with affordable housing parking requirements finds one space per unit plus 10% for visitors is adequate and in this case 30% visitor parking is more than enough to meet the needs of the residence.

Conclusion:

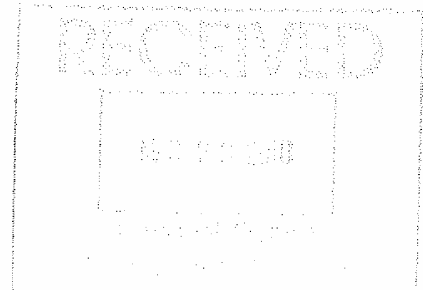
Based upon actual data from other local affordable housing projects we find that required parking for affordable housing is 1 space per unit plus 10% for visitors. Using this methodology Ehlinger Apartments needs to provide 155 spaces plus 15 spaces for visitors or 170 total spaces. The required parking by the Town of Davie code is 350 spaces. The proposed design of 300 parking spaces or 1.93 spaces per unit is more than adequate for this project. This 50 space reduction equates to a 15% reduction from Code.

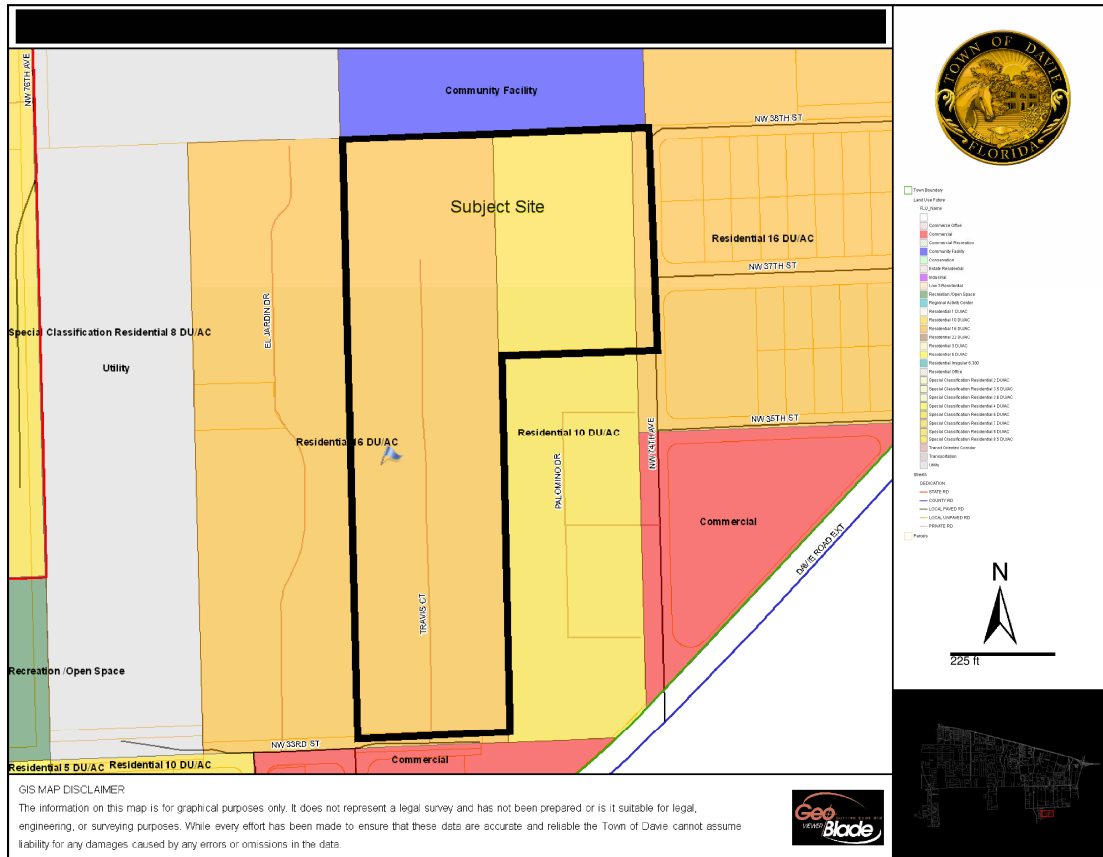
The proposed development will also apply for USGBC LEED certification which provided guild lines for sustainable development. To meet the LEED requirements the minimization of pavement and increase of green areas and open space are necessary to increase the quality of life for the residence. The proposed site plan provides adequate parking for the low income affordable housing residence and also has a mass transit route on Davie Road Extension with a bus stop in front of the development providing multiple modes of transportation.

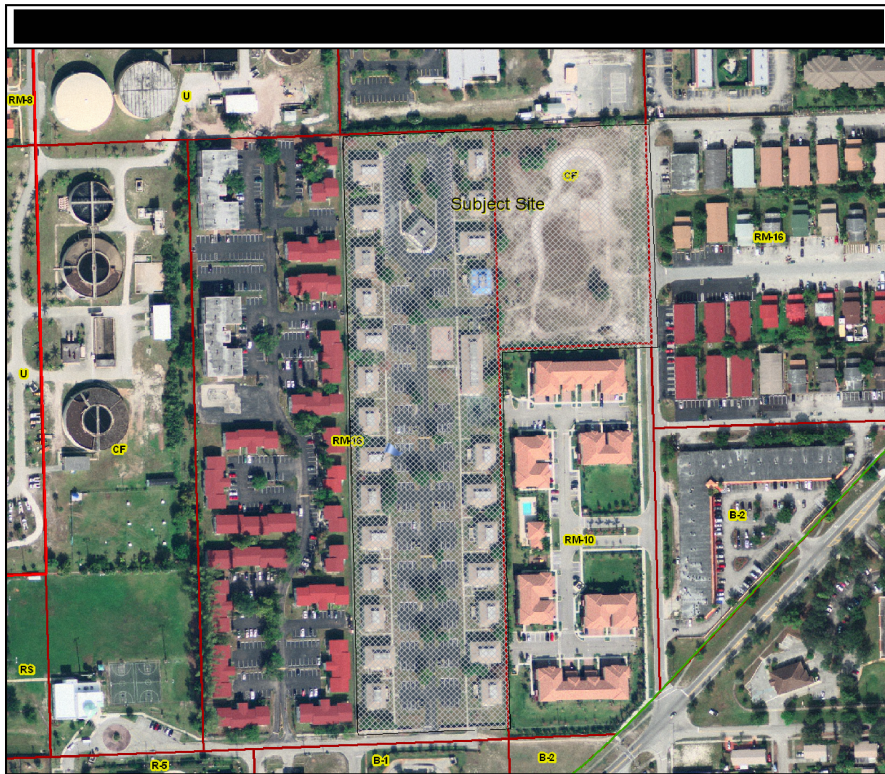
If you have any questions or require additional information please do not hesitate to contact my office.

Sincerely,
HSQ GROUP, INC.

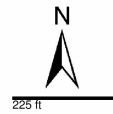
Jay Huebner, P.E.
Principal
Florida Registration Number 54615







- Town Boundary
- Zoning



GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

